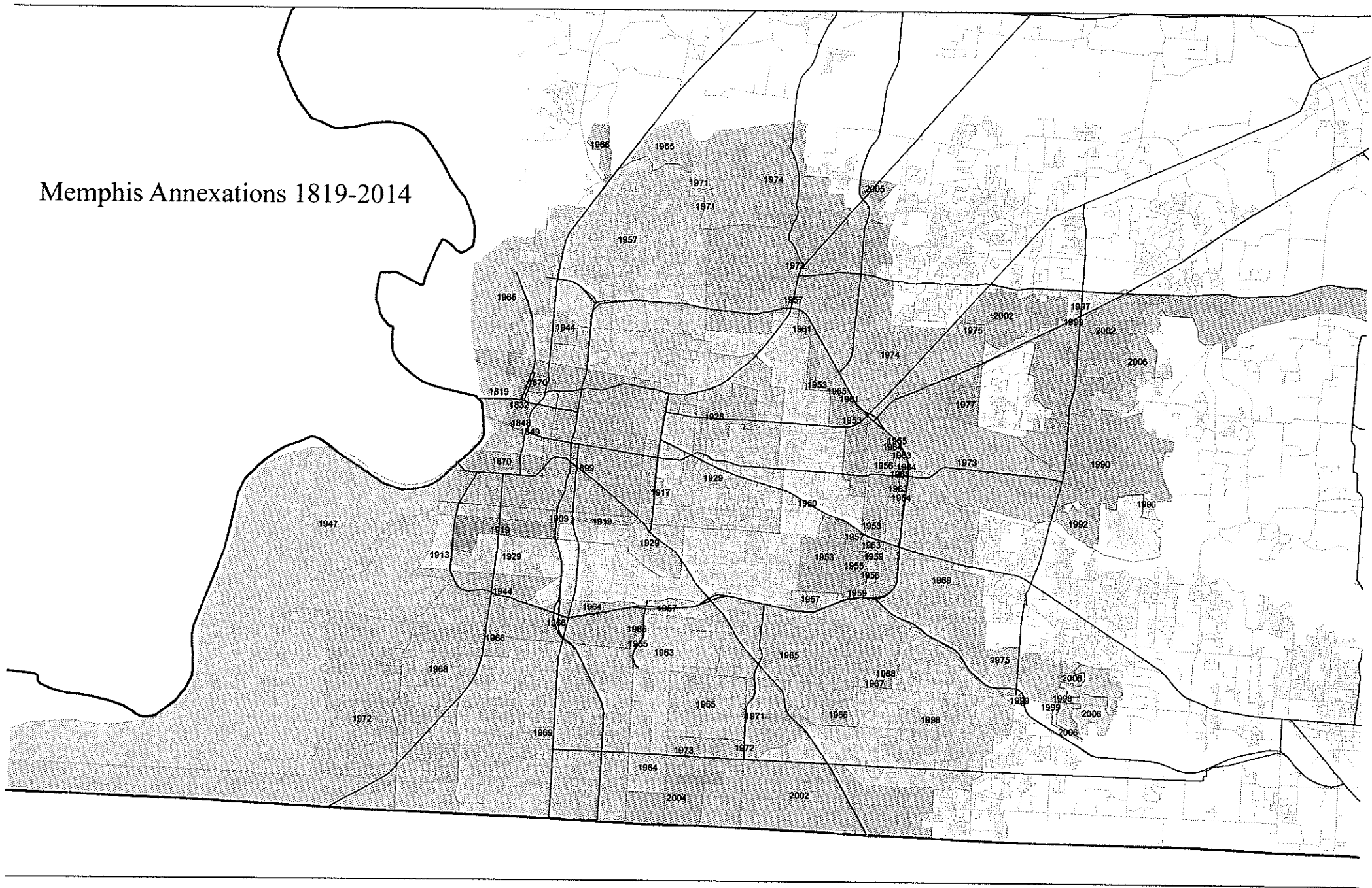


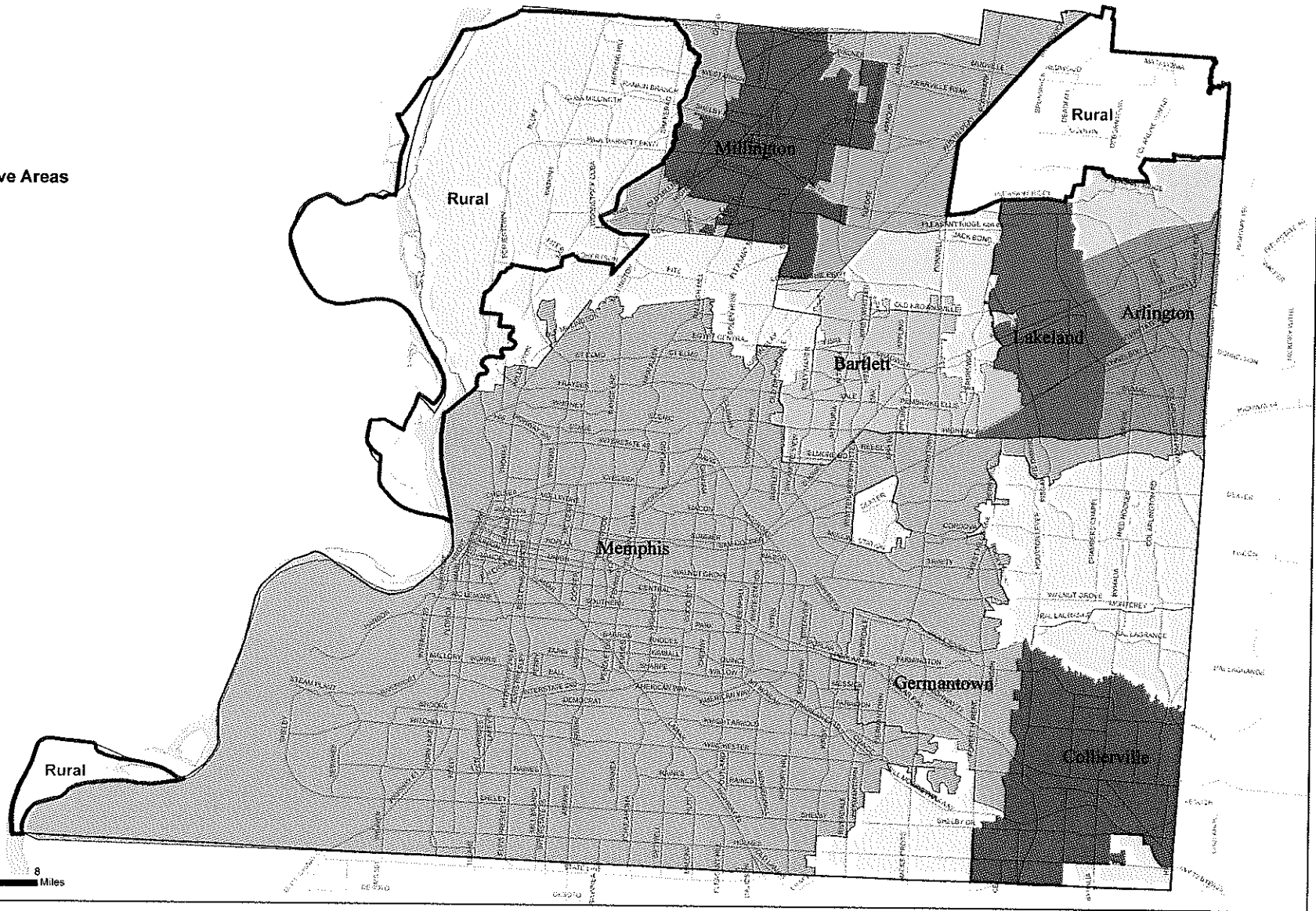
Memphis Annexations 1819-2014



1998

Municipalities and Reserve Areas

- ARLINGTON
- ARLINGTON RESERVE
- BARTLETT
- BARTLETT RESERVE
- COLLIERVILLE
- COLLIERVILLE RESERVE
- GERMANTOWN
- LAKELAND
- LAKELAND RESERVE
- MEMPHIS
- MEMPHIS RESERVE
- MILLINGTON
- MILLINGTON RESERVE
- RURAL AREA



0 1 2 4 6 8 Miles

Prepared By:
Memphis & Shelby County Division Of Planning & Development

This map is not a legal survey nor is it warranted as to its completeness or accuracy. The data contained herein is from a variety of digital sources which do not necessarily align as they should. The user is cautioned to check with Planning & Development before making any decision based on its content.

Shelby County TN Growth Map

**Potential De-Annexation Neighborhoods
Property Tax, Sales Tax and Population Impacts**

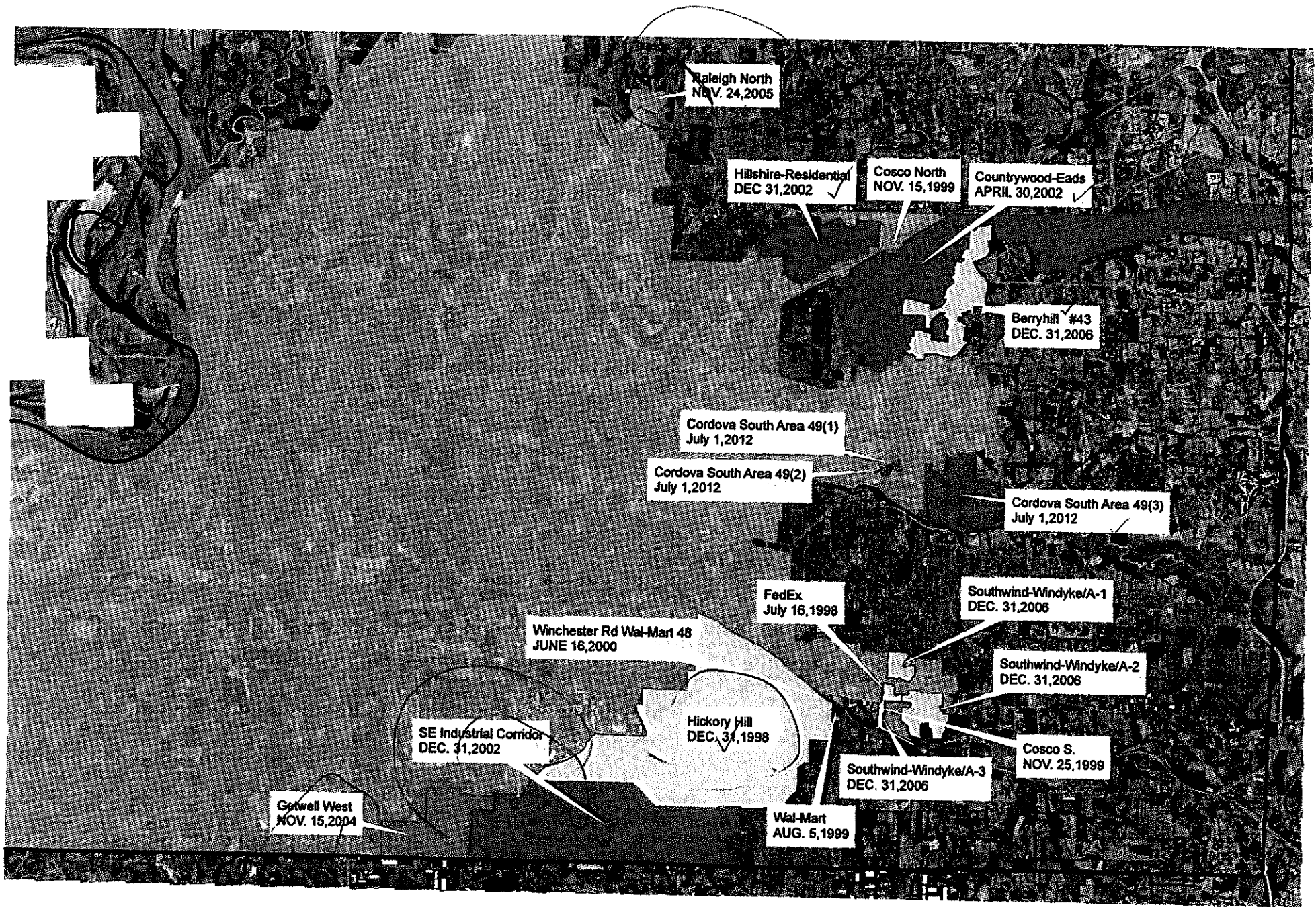
Annexation Area	Commercial	Industrial	Ag/Residential	Total	% of PT	% of OB	Estimated Sales Taxes	2015 Estimated Population	2010 Census Population	Population Growth	% Growth
Hickory Hill	\$7,602,386.00	\$7,094,293.12	\$7,453,865.05	\$22,150,544.17	6.5%	3.4%	\$5,948,310	53,678	50,630	3,048	6.02%
Countrywoods-Eads	\$7,635,971.60	\$58,775.12	\$8,030,278.10	\$15,725,024.82	4.6%	2.4%	\$5,974,588	28,391	23,556	4,835	20.52%
S.E. Industrial Corridor	\$1,204,868.88	\$8,342,424.96	\$83,390.95	\$9,630,684.79	2.8%	1.5%	\$942,722	82	66	16	23.53%
Berryhill	\$61,253.04	\$0.00	\$3,567,790.00	\$3,629,043.04	1.1%	0.6%	\$47,926	8,821	9,125	-304	-3.33%
Southwind-Windyke B	\$714,821.44	\$0.00	\$2,559,599.90	\$3,274,421.34	1.0%	0.5%	\$559,295	5,047	4,255	792	18.61%
Hillshire	\$597,665.60	\$126,169.92	\$2,503,605.30	\$3,227,440.82	0.9%	0.5%	\$467,630	7,940	10,770	-2,830	-26.28%
Cordova South	\$22,063.08	\$0.00	\$3,059,162.75	\$3,081,225.83	0.9%	0.5%	\$17,242	4,823	4,992	-169	-3.38%
Southwind-Windyke A	\$1,539,946.87	\$464,170.72	\$2,639.25	\$2,006,756.84	0.6%	0.3%	\$1,212,964	0	0	0	0.00%
Getwell West	\$47,559.20	\$481,678.00	\$476,248.20	\$1,005,485.40	0.3%	0.2%	\$37,212	2,425	2,669	-244	-9.15%
Raleigh North	\$62,871.44	\$0.00	\$21,233.85	\$84,105.29	0.0%	0.0%	\$49,192	21	29	-8	-27.45%
Total PT Loss	\$19,489,407.15	\$16,567,511.84	\$27,757,813.35	\$63,814,732.34	18.8%	9.7%	\$15,257,080	111,228	106,092	5,136	4.84%

Total Property Taxes (PT)

3.40 x \$1,000,000 (approx. value of penny)	\$340,000,000.00	\$340,000,000.00	\$340,000,000.00	\$340,000,000.00	100.0%
PT Loss as % of Total Property Taxes	5.7%	4.9%	8.2%	18.8%	

Total 2016 Operating Budget (OB)

Total	\$658,055,168.00	\$658,055,168.00	\$658,055,168.00	\$658,055,168.00	100.0%
PT Loss as % of Total Operating Budget	3.0%	2.5%	4.2%	9.7%	



Hickory Hill

2015 City of Memphis Property Tax -	
\$22,150,544.57	
Commercial - \$7,602,386.40	
Exempt - \$0	
Industrial - \$7,094,293.12	
Agriculture/Residential - \$7,453,865.05	

Overall

Total Parcels – 13,041
 Total Appraised Land Value – \$571,074,400
 Total Appraised Building Value – \$1,588,369,100
 Total Appraised Value – \$2,159,443,500
 Total Assessed Value – \$651,486,605
 Total Green Belt Assessed Value – \$9,000
 Total Green Belt Appraised Value- \$36,000

By Class

Total Parcels –	Total Assessed Value –
Commercial - 812	Commercial - \$223,599,600
Exempt – 251	Exempt – \$0
Industrial – 257	Industrial – \$208,655,680
Agriculture - 5	Agriculture - \$225,650
Residential – 11,716	Residential – \$219,005,675
Total Appraised Land Value –	Total Green Belt Assessed Value –
Commercial - \$192,908,600	Commercial - \$28,300
Exempt – \$96,507,600	Exempt – \$0
Industrial – \$74,674,200	Industrial – \$0
Agriculture - \$902,600	Agriculture - \$9,000
Residential – \$206,081,400	Residential – \$0
Total Appraised Building Value –	Total Green Belt Appraised Value-
Commercial - \$366,090,400	Commercial - \$113,200
Exempt – \$105,372,400	Exempt – \$0
Industrial – \$446,965,000	Industrial – \$0
Agriculture - \$0	Agriculture - \$36,000
Residential – \$669,941,300	Residential – \$0
Total Appraised Value –	
Commercial - \$558,999,000	
Exempt – \$201,880,000	
Industrial – \$521,639,200	
Agriculture - \$902,600	
Residential – \$876,022,700	

Legend

CLASS

- Commercial
- Exempt
- Agriculture
- Industrial
- Residential

Hickory Hill

February 26, 2016
Mapping and Central Records
Scott Blankenbecker @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer

0.75 0.375 0 0.75 Miles

Source: 2015 Shelby County Assessor Certified Roll

Countrywood-Eads

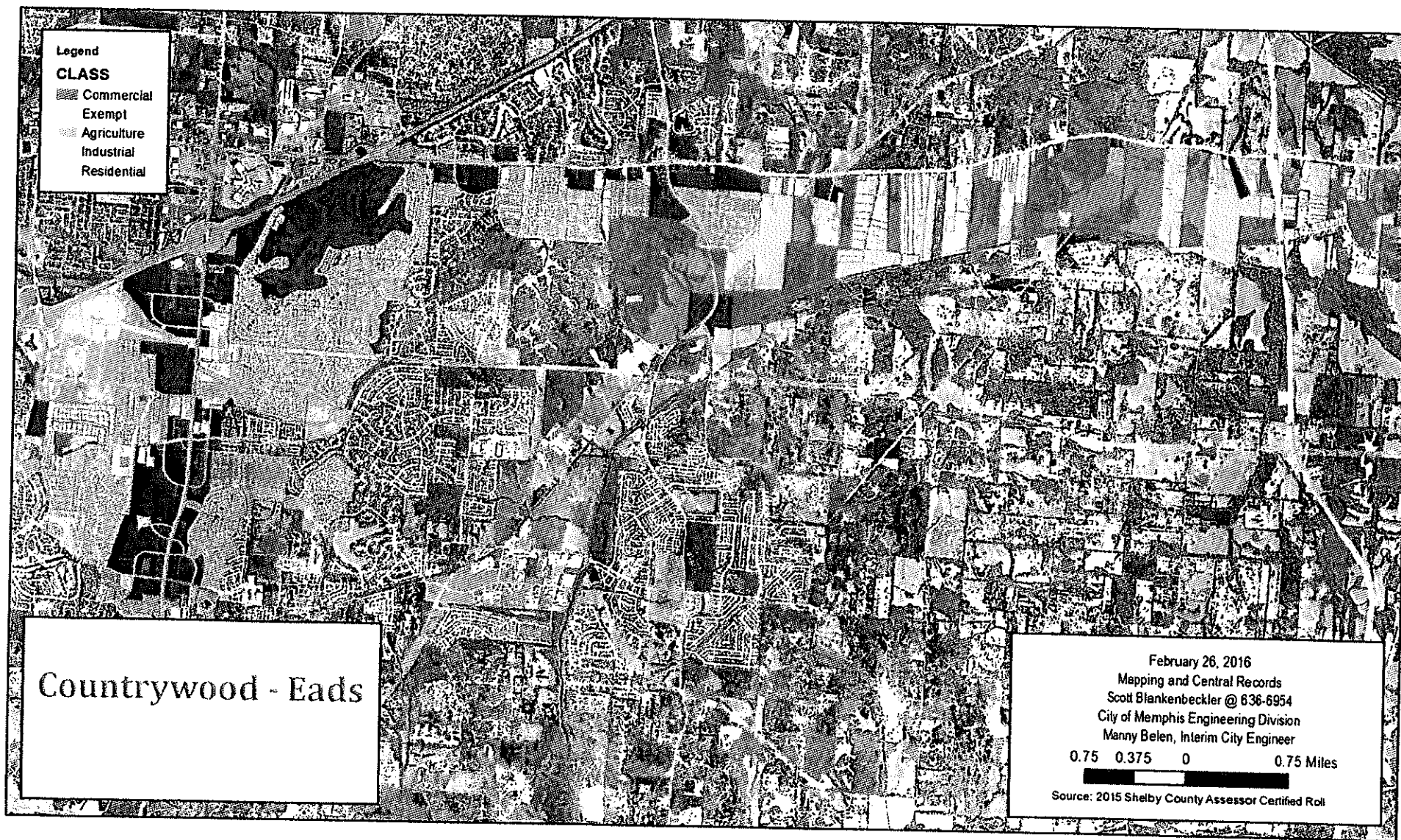
2015 City of Memphis Property Tax -	
\$15,725,024.82	
Commercial - \$7,635,971.60	
Exempt - \$0	
Industrial - \$58,775.12	
Agriculture/Residential - \$8,030,278.10	

Overall

Total Parcels - 7345
 Total Appraised Land Value - \$99,150,800
 Total Appraised Building Value - \$263,807,400
 Total Appraised Value - \$362,958,200
 Total Assessed Value - \$94,924,730
 Total Green Belt Assessed Value - \$28,350
 Total Green Belt Appraised Value - \$113,400

By Class

Total Parcels -	Total Assessed Value -
Commercial 246	Commercial - \$224,587,400
Exempt - 131	Exempt - \$0
Industrial - 7	Industrial - \$1,728,680
Agriculture - 37	Agriculture - \$5,390,025
Residential - 6924	Residential - \$230,794,625
Total Appraised Land Value -	Total Green Belt Assessed Value -
Commercial - \$222,266,000	Commercial - \$28,300
Exempt - \$24,272,800	Exempt - \$0
Industrial - \$2,391,300	Industrial - \$0
Agriculture - \$19,472,700	Agriculture - \$780,725
Residential - \$251,022,400	Residential - \$219,700
Total Appraised Building Value -	Total Green Belt Appraised Value -
Commercial - \$339,202,500	Commercial - \$113,200
Exempt - \$10,561,500	Exempt - \$0
Industrial - \$1,930,400	Industrial - \$0
Agriculture - \$2,087,400	Agriculture - \$3,124,700
Residential - \$672,156,100	Residential - \$878,800
Total Appraised Value -	
Commercial - \$561,468,500	
Exempt - \$34,834,300	
Industrial - \$4,321,700	
Agriculture - \$21,560,100	
Residential - \$923,178,500	



Legend

CLASS

- Commercial
- Exempt
- Agriculture
- Industrial
- Residential

Countrywood - Eads

February 26, 2016

Mapping and Central Records

Scott Blankenbeckler @ 636-6954

City of Memphis Engineering Division

Manny Belen, Interim City Engineer

0.75 0.375 0 0.75 Miles

Source: 2015 Shelby County Assessor Certified Roll

S.E. Industrial Corridor

2015 City of Memphis Property Tax - \$9,630,684.79

Commercial - \$1,204,868.88
Exempt - \$0
Industrial - \$8,342,424.96
Agriculture/Residential - \$83,390.95

Overall

Total Parcels - 368
Total Appraised Land Value - \$186,016,500
Total Appraised Building Value - \$786,518,700
Total Appraised Value - \$972,535,200
Total Assessed Value - \$283,255,435
Total Green Belt Assessed Value - \$408,800
Total Green Belt Appraised Value - \$1,540,100

By Class

Total Parcels -
Commercial -55
Exempt - 44
Industrial - 207
Agriculture - 13
Residential - 49

Total Assessed Value -
Commercial - \$35,437,320
Exempt - \$0
Industrial - \$245,365,440
Agriculture - \$1,126,225
Residential - \$1,326,450

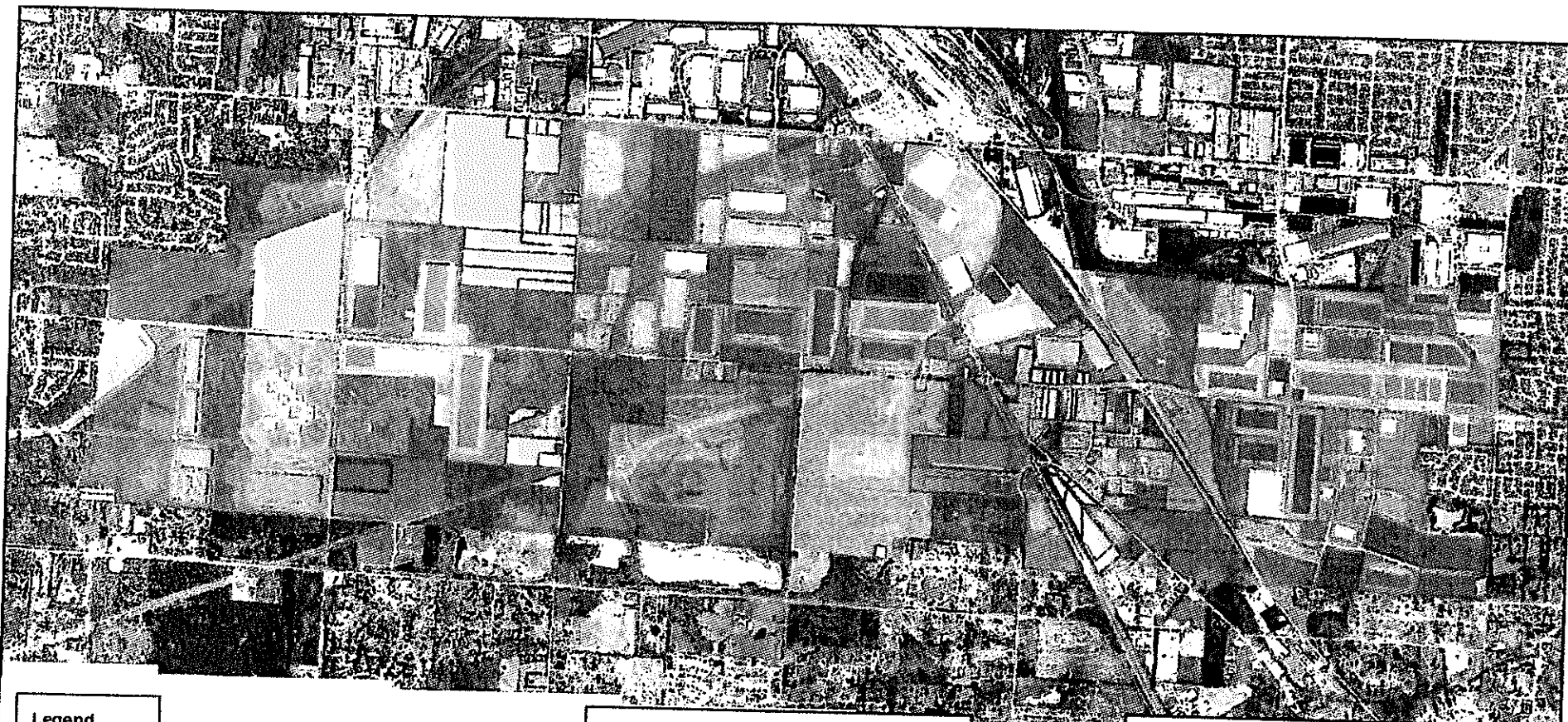
Total Appraised Land Value -
Commercial - \$24,198,000
Exempt - \$42,311,000
Industrial - \$111,984,700
Agriculture - \$3,767,400
Residential - \$3,755,400

Total Green Belt Assessed Value -
Commercial - \$0
Exempt - \$0
Industrial - \$64,150
Agriculture - \$219,275
Residential - \$125,375

Total Appraised Building Value -
Commercial - \$64,395,300
Exempt - \$218,406,600
Industrial - \$501,428,900
Agriculture - \$737,500
Residential - \$1,550,400






Total Green Belt Appraised Value-
Commercial - \$0
Exempt - \$0
Industrial - \$256,600
Agriculture - \$782,000
Residential - \$501,500

Total Appraised Value -
Commercial - \$88,593,300
Exempt - \$260,717,600
Industrial - \$613,413,600
Agriculture - \$4,504,900
Residential - \$5,305,800



Legend


CLASS

-  Commercial
-  Exempt
-  Agriculture
-  Industrial
-  Residential

South East Industrial Corridor

February 26, 2016
Mapping and Central Records
Scott Blankenbeckler @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer

0.5 0.25 0 0.5 Miles



Source: 2016 Shelby County Assessor Certified Roll

Berryhill

2015 City of Memphis Property Tax - \$3,629,043.04

Commercial - \$61,253.04
Exempt - \$0
Agriculture/Residential - \$3,567,790.00

Overall

Total Parcels - 3058
Total Appraised Land Value - \$121,693,500
Total Appraised Building Value - \$303,285,800
Total Appraised Value - \$424,979,300
Total Assessed Value - \$106,736,560
Total Green Belt Assessed Value - \$102,850
Total Green Belt Appraised Value- \$411,400

By Class

Total Parcels -
Commercial - 6
Exempt - 32
Agriculture - 1
Residential - 3019

Total Assessed Value -
Commercial - \$1,801,560
Exempt - \$0
Agriculture - \$135,925
Residential - \$104,799,075

Total Appraised Land Value -
Commercial - \$1,836,300
Exempt - \$545,300
Agriculture - \$543,700
Residential - \$118,768,200

Total Green Belt Assessed Value -
Commercial - \$0
Exempt - \$0
Agriculture - \$6,250
Residential - \$96,600

Total Appraised Building Value -
Commercial - \$2,667,600
Exempt - \$190,100
Agriculture - \$0
Residential - \$300,428,100

Total Green Belt Appraised Value-
Commercial - \$0
Exempt - \$0
Agriculture - \$25,000
Residential - \$386,400

Total Appraised Value -
Commercial - \$4,503,900
Exempt - \$735,400
Agriculture - \$543,700
Residential - \$419,196,300

Berryhill

- Legend**
CLASS
- Commercial
 - Exempt
 - Agriculture
 - Residential



February 26, 2016
Mapping and Central Records
Scott Blankenbecker @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer



0.45 0.225 0 0.45 Miles

Source: 2015 Shelby County Assessor Certified Roll

Southwind-Windyke

Area B

2015 City of Memphis Property Tax -	
\$3,267,561.33	
Commercial -	\$714,821.44
Exempt -	\$0
Agriculture/Residential -	\$2,559,599.90

Overall

Total Parcels - 1074
 Total Appraised Land Value - \$94,817,700
 Total Appraised Building Value - \$263,135,900
 Total Appraised Value - \$357,953,600
 Total Assessed Value - \$96,306,510
 Total Green Belt Assessed Value - \$0
 Total Green Belt Appraised Value- \$0

By Class

Total Parcels -
 Commercial - 7
 Exempt - 46
 Residential - 1021

Total Assessed Value -
 Commercial - \$21,024,160
 Exempt - \$0
 Residential - \$75,282,350

Total Appraised Land Value -
 Commercial - \$8,454,600
 Exempt - \$2,053,700
 Residential - \$84,309,400

Total Green Belt Assessed Value -
 Commercial - \$0
 Exempt - \$0
 Residential - \$0

Total Appraised Building Value -
 Commercial - \$44,105,800
 Exempt - \$2,210,100
 Residential - \$216,820,000

Total Green Belt Appraised Value-
 Commercial - \$0
 Exempt - \$0
 Residential - \$0

Total Appraised Value -
 Commercial - \$52,560,400
 Exempt - \$4,263,800
 Residential - \$301,129,400

Southwind-Windyke

Area B

Legend
Southwind Windyke
CLASS
Commercial
Exempt
Residential

February 26, 2016
Mapping and Central Records
Scott Blankenbeckler @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer



0.3 0.15 0 0.3 Miles

Source: 2015 Shelby County Assessor Certified Roll

Hillshire

2015 City of Memphis Property Tax - \$3,227,440.82

Commercial - \$597,665.60
Exempt - \$0
Industrial - \$126,169.92
Agriculture/Residential - \$2,503,605.30

Overall

Total Parcels ~ 3416
Total Appraised Land Value ~ \$99,150,800
Total Appraised Building Value ~ \$263,807,400
Total Appraised Value ~ \$362,958,200
Total Assessed Value ~ \$94,924,730
Total Green Belt Assessed Value ~ \$28,350
Total Green Belt Appraised Value- \$113,400

By Class

Total Parcels ~
Commercial -64
Exempt ~ 25
Industrial ~ 16
Agriculture - 3
Residential ~ 3308

Total Assessed Value ~
Commercial - \$17,578,400
Exempt ~ \$0
Industrial ~ \$3,710,880
Agriculture - \$47,325
Residential ~ \$73,588,125

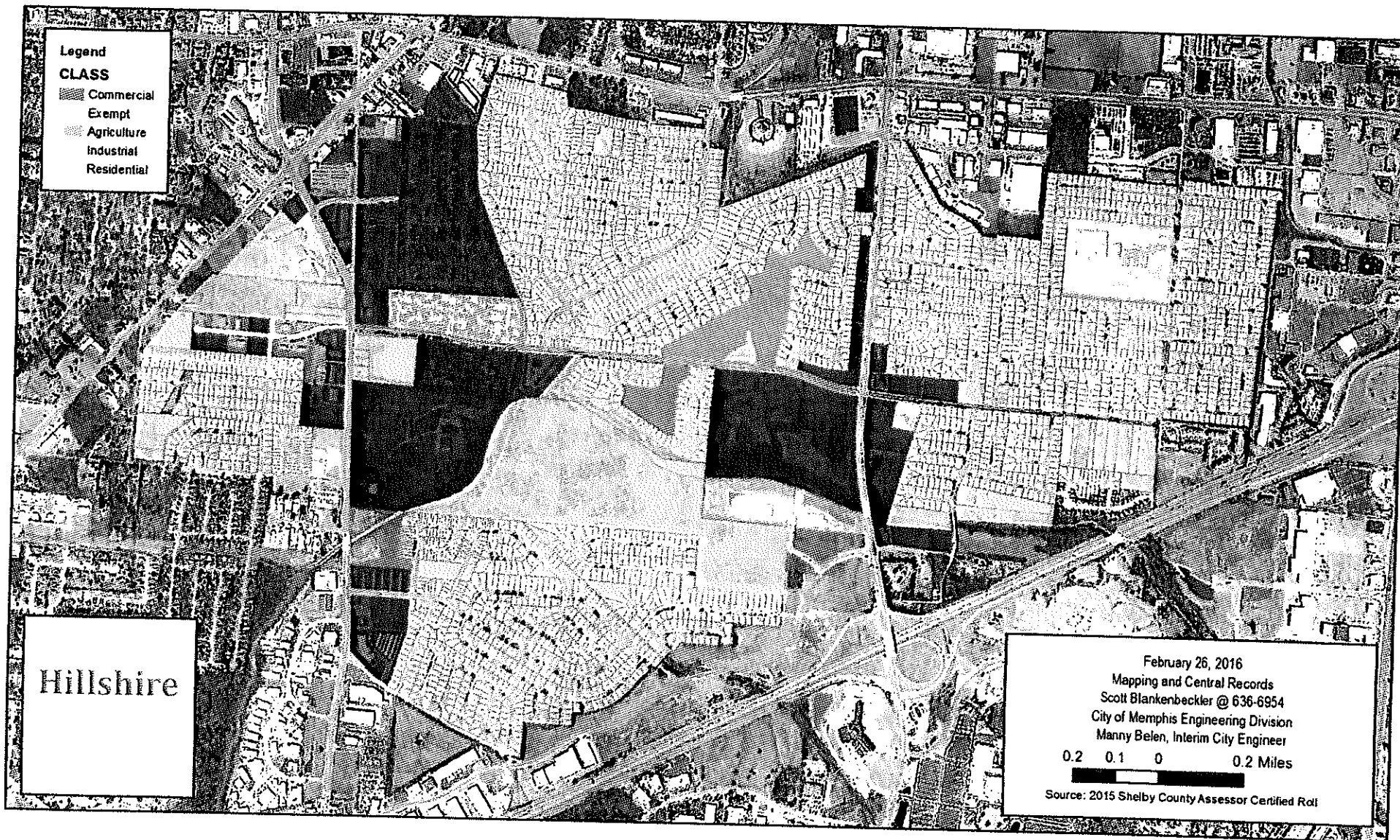
Total Appraised Land Value ~
Commercial - \$17,678,200
Exempt ~ \$4,566,300
Industrial ~ \$3,177,400
Agriculture - \$189,300
Residential ~ \$73,539,600

Total Green Belt Assessed Value ~
Commercial - \$28,350
Exempt ~ \$0
Industrial ~ \$0
Agriculture - \$0
Residential ~ \$0

Total Appraised Building Value ~
Commercial - \$26,267,800
Exempt ~ \$10,626,900
Industrial ~ \$6,099,800
Agriculture - \$0
Residential ~ \$220,812,900

Total Green Belt Appraised Value-
Commercial - \$113,400
Exempt ~ \$0
Industrial ~ \$0
Agriculture - \$0
Residential ~ \$0

Total Appraised Value ~
Commercial - \$43,946,000
Exempt ~ \$15,193,200
Industrial ~ \$9,277,200
Agriculture - \$189,300
Residential ~ \$294,352,500



Legend

CLASS

-  Commercial
-  Exempt
-  Agriculture
-  Industrial
-  Residential

Hillshire

February 26, 2016
Mapping and Central Records
Scott Blankenbeckler @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer
0.2 0.1 0 0.2 Miles
Source: 2015 Shelby County Assessor Certified Roll

Cordova South

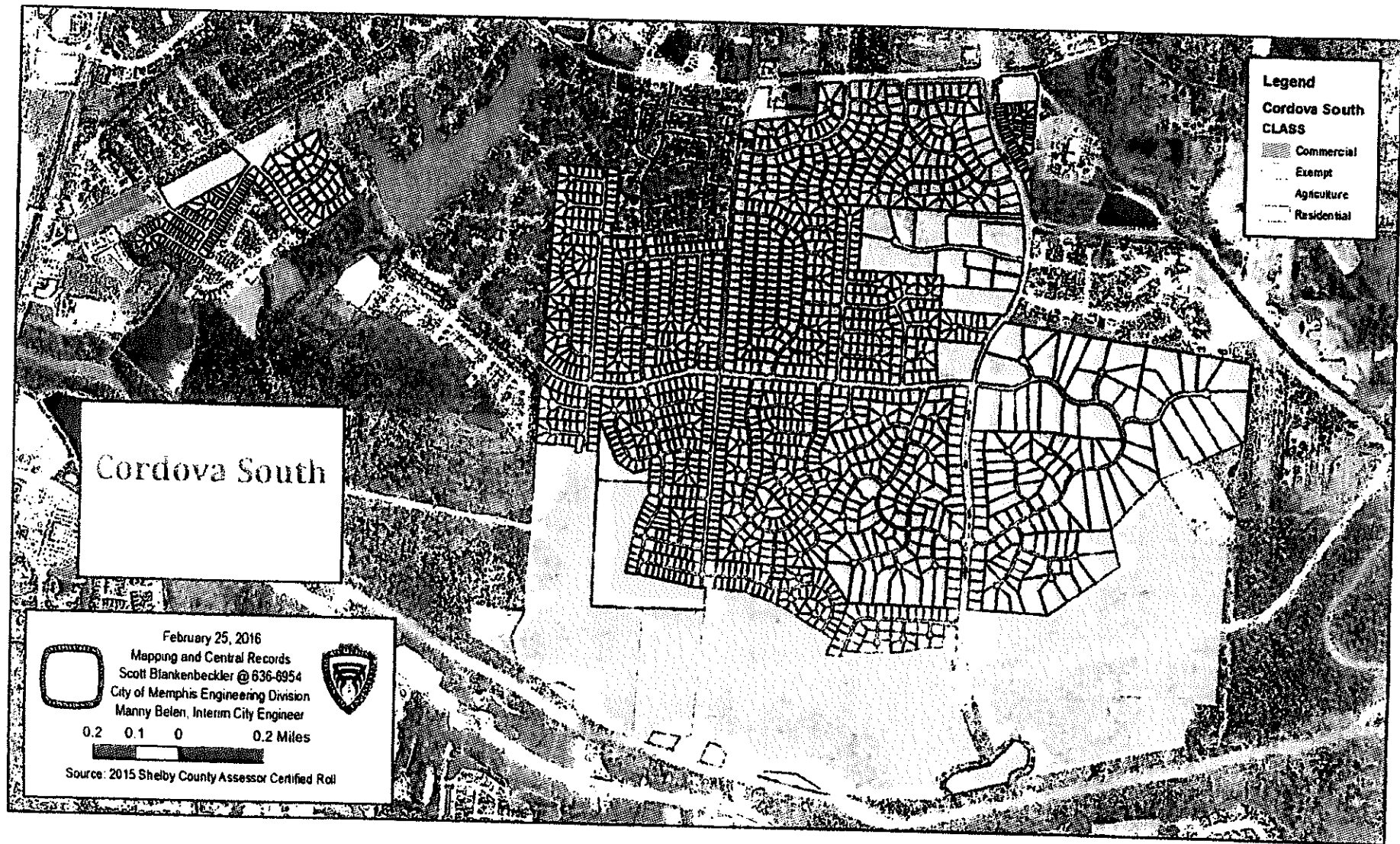
2015 City of Memphis Property Tax -	
\$3,081,198.83	
Commercial - \$22,036.08	
Exempt - \$0	
Agriculture/Residential - \$3,059,162.75	

Overall

Total Parcels -- 1861
 Total Appraised Land Value -- \$97,967,300
 Total Appraised Building Value -- \$263,806,700
 Total Appraised Value -- \$361,774,000
 Total Assessed Value -- \$90,623,495
 Total Green Belt Assessed Value -- \$268,750
 Total Green Belt Appraised Value- \$1,075,000

By Class

<p>Total Parcels -- Commercial - 5 Exempt - 17 Agriculture - 5 Residential -- 1834</p>	<p>Total Assessed Value -- Commercial - \$648,120 Exempt - \$0 Agriculture - \$72,475 Residential - \$89,902,900</p>
<p>Total Appraised Land Value -- Commercial - \$913,600 Exempt - \$136,300 Agriculture - \$289,900 Residential - \$96,627,500</p>	<p>Total Green Belt Assessed Value -- Commercial - \$0 Exempt - \$0 Agriculture - \$0 Residential - \$268,750</p>
<p>Total Appraised Building Value -- Commercial - \$706,700 Exempt - \$135,900 Agriculture - \$0 Residential - \$26,2984,100</p>	<p>Total Green Belt Appraised Value- Commercial - \$0 Exempt - \$0 Agriculture - \$0 Residential - \$1,075,000</p>
<p>Total Appraised Value -- Commercial - \$1,620,300 Exempt - \$252,200 Agriculture - \$289,900 Residential - \$359,611,600</p>	



Legend
Cordova South
CLASS

- Commercial
- Exempt
- Agriculture
- Residential

Cordova South

February 25, 2016
Mapping and Central Records
Scott Blankenbecker @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer

0.2 0.1 0 0.2 Miles

Source: 2015 Shelby County Assessor Certified Roll

Southwind-Windyke

4190 A

2015 City of Memphis Property Tax -	
\$2,031,333.40	
Commercial - \$1,539,946.87	
Exempt - \$0	
Industrial - \$464,170.72	
Agriculture/Residential - \$2,639.25	

Overall

Total Parcels - 60
 Total Appraised Land Value - \$56,063,400
 Total Appraised Building Value - \$115,390,200
 Total Appraised Value - \$171,453,600
 Total Assessed Value - \$59,325,545
 Total Green Belt Assessed Value - \$0
 Total Green Belt Appraised Value- \$0

By Class

Total Parcels -	Total Assessed Value -
Commercial - 43	Commercial - \$45,595,840
Exempt - 9	Exempt - \$0
Industrial - 4	Industrial - \$13,652,080
Residential - 4	Residential - \$77,625
Total Appraised Land Value -	Total Green Belt Appraised Value -
Commercial - \$38,699,100	Commercial - \$0
Exempt - \$10,476,200	Exempt - \$0
Industrial - \$6,577,600	Industrial - \$0
Residential - \$310,500	Residential - \$0
Total Appraised Building Value -	Total Green Belt Assessed Value-
Commercial - \$75,290,500	Commercial - \$0
Exempt - \$12,547,100	Exempt - \$0
Industrial - \$27,552,600	Industrial - \$0
Residential - \$0	Residential - \$0
Total Appraised Value -	
Commercial - \$113,989,600	
Exempt - \$23,023,300	
Industrial - \$34,130,200	
Residential - \$310,500	

Southwind-Windyke

Area A

Legend
Southwind Windyke
CLASS
Commercial
Exempt
Industrial
Residential

February 26, 2016

Mapping and Central Records
Scott Blankenbeckler @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer



0.3 0.15 0 0.3 Miles

Source: 2015 Shelby County Assessor Certified Roll

Getwell West

2015 City of Memphis Property Tax - \$1,005,485.40

Commercial - \$47,559.20
Exempt - \$0
Industrial - \$481,678.00
Agriculture/Residential - \$476,248.20

Overall

Total Parcels - 34
Total Appraised Land Value - \$24,440,600
Total Appraised Building Value - \$77,162,400
Total Appraised Value - \$101,603,000
Total Assessed Value - \$29,573,100
Total Green Belt Assessed Value - \$59,200
Total Green Belt Appraised Value - \$236,800

By Class

Total Parcels -
Commercial - 17
Exempt - 24
Industrial - 5
Agriculture - 8
Residential - 942

Total Assessed Value -
Commercial - \$1,398,800
Exempt - \$0
Industrial - \$14,167,000
Agriculture - \$575,600
Residential - \$13,431,700

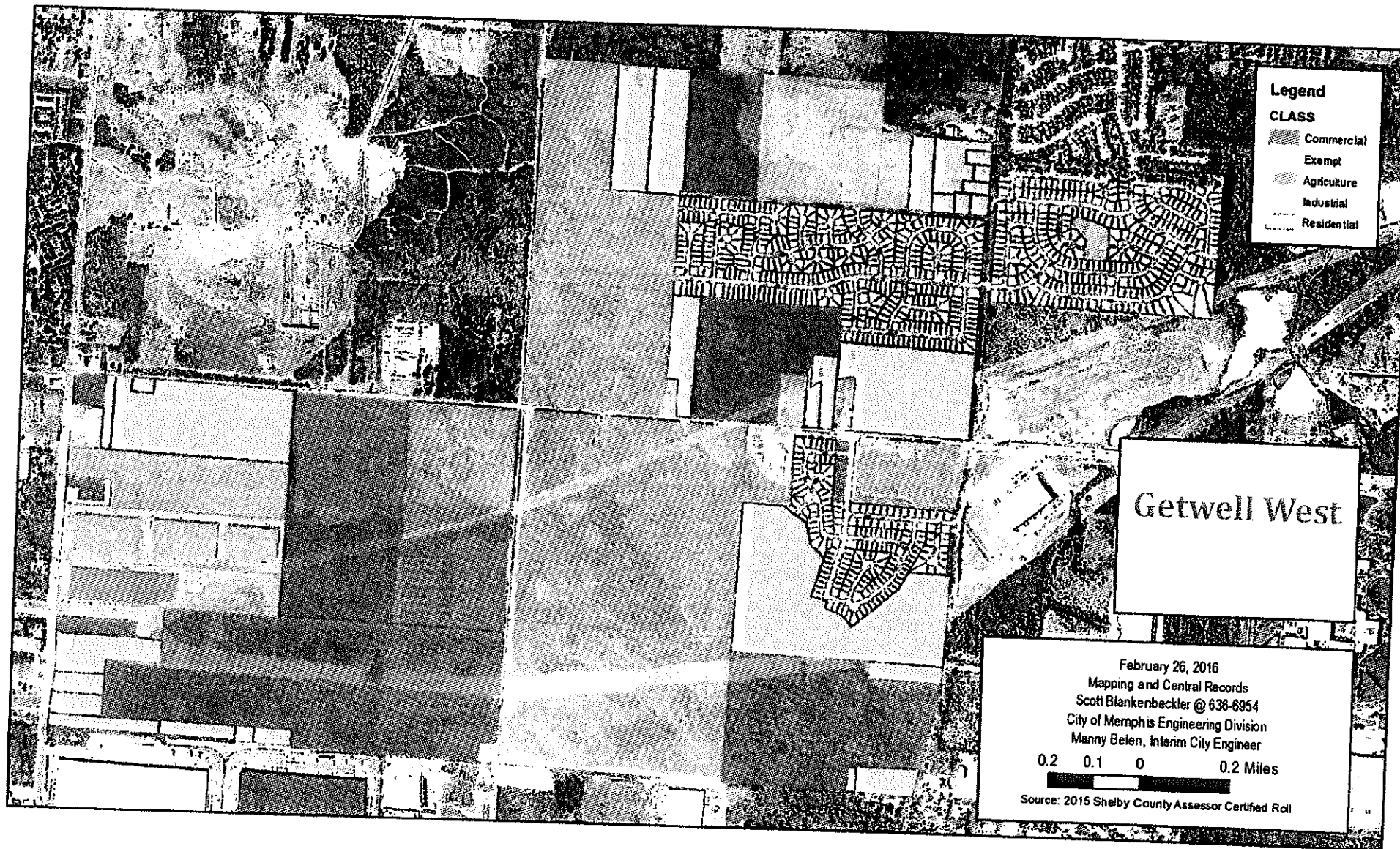
Total Appraised Land Value -
Commercial - \$2,316,500
Exempt - \$3,273,000
Industrial - \$3,794,400
Agriculture - \$2,302,400
Residential - \$12,754,300

Total Green Belt Assessed Value -
Commercial - \$0
Exempt - \$0
Industrial - \$13,850
Agriculture - \$30,350
Residential - \$15,000

Total Appraised Building Value -
Commercial - \$1,180,500
Exempt - \$3,386,300
Industrial - \$31,623,100
Agriculture - \$0
Residential - \$40,972,500

Total Green Belt Appraised Value -
Commercial - \$0
Exempt - \$0
Industrial - \$55,400
Agriculture - \$121,400
Residential - \$60,000

Total Appraised Value -
Commercial - \$3,497,000
Exempt - \$6,659,300
Industrial - \$35,417,500
Agriculture - \$2,302,400
Residential - \$53,726,800



Winchester Walmart

2015 City of Memphis Property Tax -	
\$335,437.20	
Commercial - \$335,437.20	
Exempt - \$0	
Agriculture/Residential - \$0	

Overall

Total Parcels - 2
Total Appraised Land Value - \$16,050,500
Total Appraised Building Value - \$8,614,000
Total Appraised Value - \$24,664,500
Total Assessed Value - \$9,865,800
Total Green Belt Assessed Value - \$0
Total Green Belt Appraised Value- \$0

By Class

Total Parcels -	Total Assessed Value -
Commercial - 2	Commercial - \$9,865,800
Exempt - 0	Exempt - \$0
Agriculture - 0	Agriculture - \$0
Residential - 0	Residential - \$0
Total Appraised Land Value -	Total Green Belt Assessed Value -
Commercial - \$16,050,500	Commercial - \$0
Exempt - \$0	Exempt - \$0
Agriculture - \$0	Agriculture - \$0
Residential - \$0	Residential - \$0
Total Appraised Building Value -	Total Green Belt Appraised Value-
Commercial - \$8,614,000	Commercial - \$0
Exempt - \$0	Exempt - \$0
Agriculture - \$0	Agriculture - \$0
Residential - \$0	Residential - \$0
Total Appraised Value -	
Commercial - \$24,664,500	
Exempt - \$0	
Agriculture - \$0	
Residential - \$0	

Winchester
Walmart

Legend
CLASS
Commercial



March 07, 2016
Mapping and Central Records
Scott Blankenbeckler @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer



0.05 0.025 0 0.05 Miles

Source: 2015 Shelby County Assessor Certified Roll

Cosco

North

2015 City of Memphis Property Tax -	
\$293,241.84	
Commercial -	\$293,241.84
Exempt -	\$0
Agriculture/Residential -	\$0

Overall

Total Parcels - 4
Total Appraised Land Value - \$12,903,600
Total Appraised Building Value - \$8,658,300
Total Appraised Value - \$21,561,900
Total Assessed Value - \$8,624,760
Total Green Belt Assessed Value - \$0
Total Green Belt Appraised Value - \$0

By Class

Total Parcels -
Commercial - 4
Exempt - 0
Agriculture - 0
Residential - 0

Total Assessed Value -
Commercial - \$8,624,760
Exempt - \$0
Agriculture - \$0
Residential - \$0

Total Appraised Land Value -
Commercial - \$12,903,600
Exempt - \$0
Agriculture - \$0
Residential - \$0

Total Green Belt Assessed Value -
Commercial - \$0
Exempt - \$0
Agriculture - \$0
Residential - \$0

Total Appraised Building Value -
Commercial - \$8,658,300
Exempt - \$0
Agriculture - \$0
Residential - \$0

Total Green Belt Appraised Value -
Commercial - \$0
Exempt - \$0
Agriculture - \$0
Residential - \$0

Total Appraised Value -
Commercial - \$21,561,900
Exempt - \$0
Agriculture - \$0
Residential - \$0

Costco
North

Legend
CLASS
Commercial



March 07, 2016
Mapping and Central Records
Scott Blankenbeckler @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer



0.035 0.0175 0 0.035 Miles

Source: 2015 Shelby County Assessor Certified Roll

Costco

South

2015 City of Memphis Property Tax -	
\$136,000.00	
Commercial - \$136,000.00	
Exempt - \$0	
Agriculture/Residential - \$0	

Overall

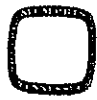
Total Parcels - 1
 Total Appraised Land Value - \$6,822,600
 Total Appraised Building Value - \$3,177,400
 Total Appraised Value - \$10,000,000
 Total Assessed Value - \$4,000,000
 Total Green Belt Assessed Value - \$0
 Total Green Belt Appraised Value - \$0

By Class

Total Parcels -	Total Assessed Value -
Commercial - 0	Commercial - \$4,000,000
Exempt - 1	Exempt - \$0
Agriculture - 0	Agriculture - \$0
Residential - 0	Residential - \$0
Total Appraised Land Value -	Total Green Belt Assessed Value -
Commercial - \$6,822,600	Commercial - \$0
Exempt - \$0	Exempt - \$0
Agriculture - \$0	Agriculture - \$0
Residential - \$0	Residential - \$0
Total Appraised Building Value -	Total Green Belt Appraised Value -
Commercial - \$3,177,400	Commercial - \$0
Exempt - \$0	Exempt - \$0
Agriculture - \$0	Agriculture - \$0
Residential - \$0	Residential - \$0
Total Appraised Value -	
Commercial - \$10,000,000	
Exempt - \$0	
Agriculture - \$0	
Residential - \$0	

Costco
South

Legend
CLASS
Commercial



March 07, 2016
Mapping and Central Records
Scott Blankenbecker @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer



0.035 0.0175 0 0.035 Miles

Source: 2015 Shelby County Assessor Certified Roll

Raleigh North

2015 City of Memphis Property Tax - \$84,105.29

Commercial - \$62,871.44
Exempt - \$0
Agriculture/Residential - \$21,233.85

Overall

Total Parcels - 34
Total Appraised Land Value - \$3,881,200
Total Appraised Building Value - \$3,317,400
Total Appraised Value - \$7,198,600
Total Assessed Value - \$2,473,685
Total Green Belt Assessed Value - \$10,050
Total Green Belt Appraised Value- \$40,200

By Class

Total Parcels -
Commercial - 7
Exempt - 2
Agriculture - 1
Residential - 24

Total Assessed Value -
Commercial - \$1,849,160
Exempt - \$0
Agriculture - \$250
Residential - \$624,275

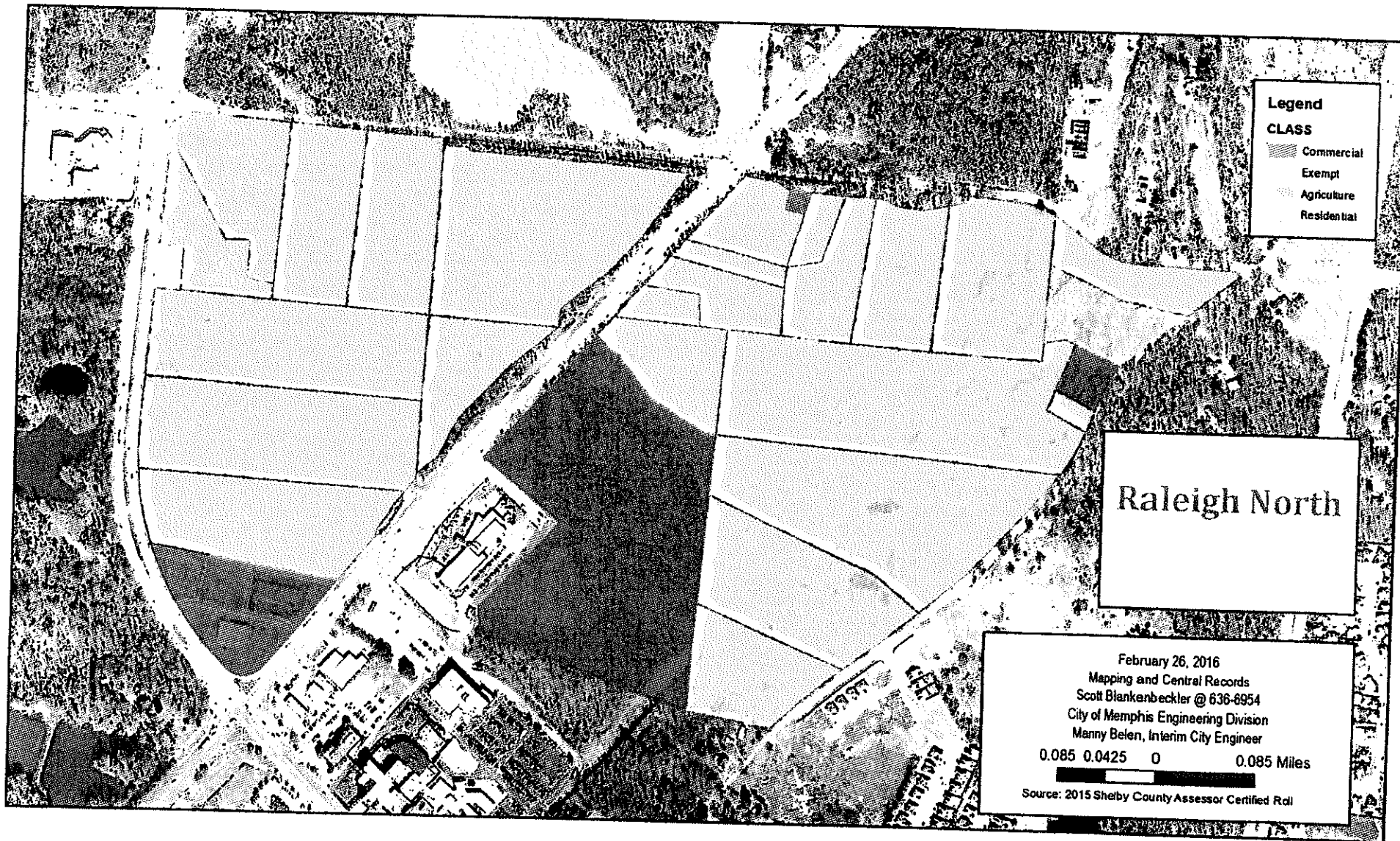
Total Appraised Land Value -
Commercial - \$2,136,300
Exempt - \$77,600
Agriculture - \$1,000
Residential - \$1,666,300

Total Green Belt Assessed Value -
Commercial - \$10,050
Exempt - \$0
Agriculture - \$0
Residential - \$0

Total Appraised Building Value -
Commercial - \$2,486,600
Exempt - \$0
Agriculture - \$0
Residential - \$830,800

Total Green Belt Appraised Value-
Commercial - \$40,200
Exempt - \$0
Agriculture - \$0
Residential - \$0

Total Appraised Value -
Commercial - \$4,622,900
Exempt - \$77,600
Agriculture - \$1,000
Residential - \$2,497,100



FedEx

2015 City of Memphis Property Tax -	
	\$0
Commercial - \$0	
Exempt - \$0	
Agriculture/Residential - \$0	

Overall

Total Parcels - 1
Total Appraised Land Value - \$17,721,800
Total Appraised Building Value - \$216,678,200
Total Appraised Value - \$234,400,000
Total Assessed Value - \$0
Total Green Belt Assessed Value - \$0
Total Green Belt Appraised Value - \$0

By Class

Total Parcels -
Commercial - 0
Exempt - 1
Agriculture - 0
Residential - 0

Total Assessed Value -
Commercial - \$0
Exempt - \$0
Agriculture - \$0
Residential - \$0

PLOT
Total Appraised Land Value -
Commercial - \$0
Exempt - \$17,721,800
Agriculture - \$0
Residential - \$0

Total Green Belt Assessed Value -
Commercial - \$0
Exempt - \$0
Agriculture - \$0
Residential - \$0

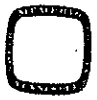
PLOT
Total Appraised Building Value -
Commercial - \$0
Exempt - \$216,678,200
Agriculture - \$0
Residential - \$0

Total Green Belt Appraised Value -
Commercial - \$0
Exempt - \$0
Agriculture - \$0
Residential - \$0

PLOT
Total Appraised Value -
Commercial - \$0
Exempt - \$234,400,000
Agriculture - \$0
Residential - \$0

Fed Ex

Legend
CLASS
Exempt



March 07, 2016
Mapping and Central Records
Scott Blankenbeckler @ 636-6954
City of Memphis Engineering Division
Manny Belen, Interim City Engineer



0.07 0.035 0 0.07 Miles

Source: 2015 Shelby County Assessor Certified Roll

**CITY FACILITIES HIN POTENTIAL
DE-ANNEXATION AREAS MAINTENANCE COSTS FY2016**

8/25/2016

ANNEXATION AREA		FACILITY TYPE	ADDRESS	Maint. Costs 7/1/15-YTD			
				Labor*	Material	Total	Sq. Ft.
HICKORY HILL	13F52	FIRE STATION-52	6675 WINCHESTER	\$5,900	\$1,260	\$7,160	7,440
	13F53	FIRE STATION-53	5881 RAINES	\$5,375	\$1,765	\$7,140	11,430
	13F55	FIRE STATION-55	4602 RIVERDALE	\$6,730	\$1,865	\$8,595	11,430
		Public Works Office	4225 Riverdale	Newly renovated			10,950
	14P06	Ridgeway Station Precinct	3840 Ridgeway Road	\$4,700	\$3,220	\$7,920	15,540
	20G03	Ridgeway Station Fleet Shop	3840 Ridgeway Road	\$2,360	\$500	\$2,860	4,580
	15C29	Hickory Hill CC, Park, Tennis, and Pool	3910 Ridgeway Road	\$30,500	\$18,060	\$48,560	65,750
	15P137	Germanshire Park	Germantown Road South	\$75	\$0	\$75	
	15P121	Hero Park	4602 Riverdale	\$8,500	\$1,860	\$10,360	
	15P135	Raines Road Park	Raines and Hickory Hill	\$150	\$0	\$150	
	15P153	Ross Road Park	Ross and Winchester	\$0	\$0	\$0	
	10D105	Outdoor Warning Siren	4600 Riverdale	\$0	\$0	\$0	
	10D08	Outdoor Warning Siren	4405 Crump	\$70	\$0	\$70	
	10D102	Outdoor Warning Siren	6204 Winchester	\$0	\$0	\$0	
	10D104	Outdoor Warning Siren	3985 S. Germantown Rd	\$285	\$0	\$285	
	10D103	Outdoor Warning Siren	6681 Winchester	\$145	\$0	\$145	
COUNTRYWOOD-EADS	13F59	FIRE STATION-59	2870 ROCKCREEK PKWY	\$20,700	\$2,900	\$23,600	11,430
	10D62	Outdoor Warning Siren	2802 N. Collierville-Arlington	\$210	\$0	\$210	
	10D61	Outdoor Warning Siren	2554 N. Reid-Hooker	\$110	\$0	\$110	
	10D88	Outdoor Warning Siren	2643 Roland Rd	\$1,100	\$0	\$1,100	
	10D94	Outdoor Warning Siren	2449 Hearth Stone	\$0	\$0	\$0	
	10D48	Outdoor Warning Siren	8602 Dexter	\$0	\$0	\$0	
	10D33	Outdoor Warning Siren	Rockcreek Parkway near Vintage Dr	\$0	\$0	\$0	
	10D89	Outdoor Warning Siren	2309 Morning Sun	\$145	\$0	\$145	
S.E. INDUSTRIAL CORR.	13F157	FIRE STATION-57	4930 PLEASANT HILL	\$2,740	\$760	\$3,500	12,980
	10D127	Outdoor Warning Siren	4930 Pleasant Hill	\$0	\$0	\$0	
BERRYHILL	13F58	FIRE STATION-58	8395 DEXTER	\$7,200	\$3,800	\$11,000	11,430
	15P158	Fletcher Creek Park	8664 Dexter Road	\$675	\$35	\$710	

*Labor calculated at 1.25 X hourly wage to include benefits (Insurance, holidays, etc.)

Revision B

CITY FACILITIES HIN POTENTIAL
DE-ANNEXATION AREAS MAINTENANCE COSTS FY2016

8/25/2016

	10D81	Outdoor Warning Siren	1760 Berryhill	\$0	\$0	\$0	
	10D34	Outdoor Warning Siren	Dexter near Hunters Rest	\$0	\$0	\$0	
SOUTHWIND WINDYKE A & B NO FACILITIES							
HILLSHIRE	13F56	FIRE STATION-56	7495 REESE	\$7,825	\$5,035	\$12,860	11,430
	13F70A	LOGISTICAL SERVICES	2801 APPLING CENTER CV	\$5,555	\$2,095	\$7,650	8,000
	10C21	Memphis Animal Shelter	2350 Appling City Cove	\$38,375	\$13,750	\$52,125	34,690
	17W21	Appling Inspection Station	2355 Appling City Cove	\$0	\$0	\$0	9,350
	10D25	Outdoor Warning Siren	2373 Country Trail	\$0	\$0	\$0	
	14P52	Appling Farms Station	6850 Appling Farms Road	\$20,450	\$4,250	\$24,700	14,230
	20G32	Appling Farms Fleet	6850 Appling Farms Road	\$260	\$0	\$260	4,580
CORDOVA SOUTH	10D98	Outdoor Warning Siren	Forest Hill-Irene near Bazemore	\$0	\$0	\$0	
GETWELL WEST NO FACILITIES							
RALEIGH NORTH NO FACILITIES							
				Labor*	Material	Total	Sq. Ft.
Totals=				\$170,135	\$61,155	\$231,290	245,240

*Labor calculated at 1.25 X hourly wage to include benefits (Insurance, holidays, etc.)

Revision B

Fire Division

Required Personnel

Fire Stations	Batt. Chief	Lieutenants	Drivers	Privates	Paramedics
Fire Station 52 6675 Winchester E52, T27 & U33		6	6	15	9
Fire Station 53 5881 E. Raines BC10, E53 & U28	3	3	3	6	9
Fire Station 54 595 N. Sanga T30 @ 54's		3	3	9	
Fire Station 55 4602 Riverdale E55		3	3	9	
Fire Station 56 7495 Reese BC4, E56, T25 & U26	3	6	6	15	9
Fire Station 57 4930 Pleasant Hill E57 & T21		6	6	18	
Fire Station 58 8395 Dexter E58, T28 & U32		6	6	15	9
Fire Station 59 2870 Rock Creek E59 & U30		3	3	6	9
Total	6	36	36	93	45
Total Personnel	216				

BC = Battalion Chief

E = Engine

T = Truck

U = Unit/Ambulance

**DIVISION OF FIRE SERVICE WARNING SIRENS
WITHIN
POTENTIAL DE-ANNEXATION AREAS**

ANNEXATION AREA	FACILITY TYPE	ADDRESS
HICKORY HILL	Outdoor Warning Siren	4600 Riverdale
	Outdoor Warning Siren	4405 Crump
	Outdoor Warning Siren	6204 Winchester
	Outdoor Warning Siren	3985 S. Germantown Rd
	Outdoor Warning Siren	6681 Winchester
COUNTRYWOOD-EADS	Outdoor Warning Siren	2802 N. Collierville-Arlington
	Outdoor Warning Siren	2554 N. Reid-Hooker
	Outdoor Warning Siren	2643 Roland Rd
	Outdoor Warning Siren	2449 Hearth Stone
	Outdoor Warning Siren	1760 Dexter
	Outdoor Warning Siren	8602 Dexter
	Outdoor Warning Siren	Rockcreek Parkway near Vintage Dr
	Outdoor Warning Siren	2309 Morning Sun
	Outdoor Warning Siren	2373 Country Trail
	Outdoor Warning Siren	4930 Pleasant Hill
Hillshire Residential S.E. INDUSTRIAL CORR. Cordova	Outdoor Warning Siren	Dexter near Hunters Rest
BERRYHILL Cordova - South	Outdoor Warning Siren	1760 Berryhill
	Outdoor Warning Siren	Forest Hill-Irene near Bazemore

RESOLUTION
PLAN OF SERVICES
BERRYHILL ANNEXATION AREA
STUDY AREA NO. 43

WHEREAS, the Council of the City of Memphis did, on July 1, 1997, adopt a Resolution of Intent to annex an area to the territory to be known as Berryhill, Study Area no. 43; and

WHEREAS, the Memphis and Shelby County Office of Planning and Development has approved the proposed annexation as evidenced by its written report filed with the Council and the Comptroller at this time; and

WHEREAS, a map showing the boundaries of the area proposed to be annexed has also been filed with the Council and the Comptroller as part of the record in this case.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee:

SECTION 1. Pursuant to the provisions of Section 6-51-101, et seq., Tennessee Code Annotated, there is hereby adopted the following PLAN OF SERVICES, which shall be the Plan of Services for the proposed annexation area noted above:

POLICE

Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on January 1, 1998.

FIRE SERVICES

Fire Protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided on January 1, 1998.

EMERGENCY MEDICAL SERVICES

Emergency medical services will be provided, including ambulance and paramedic service, on January 1, 1998 by the closest available fire station with an ambulance.

WATER

1. Water for domestic, commercial and industrial use will be provided at City rates from existing lines on January 1, 1998. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities.
2. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be completed by January 1, 1999.

SANITARY AND STORM SEWERS

1. Intercepting and trunk sewers will be constructed as warranted by the progress of land development in accordance with existing sewer extension policy.

2. When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies.

3. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs.

SEWAGE TREATMENT

Wastewater from the existing sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations on January 1, 1998.

REFUSE COLLECTION

Refuse collection service will be provided by the City in the annexed area on January 1, 1998. Curbside pickup, in accordance with City of Memphis standards will be in effect on January 1, 1998.

STREETS

1. Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin on January 1, 1998.
2. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.
4. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate engineering studies and in accordance with appropriate traffic engineering standards.

STREET LIGHTING

In those areas of the annexed area that are substantially developed with commercial and residential uses on the effective date of the annexation, street light construction will begin within six months of January 1, 1998 and the entire area will be served by July 1, 2000. In all other such areas that are developed subsequent to January 1, 1998, street lights will be installed in accordance with the policies currently in effect throughout the City.

ELECTRICITY

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on January 1, 1998 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

GAS SERVICE

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 1998 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

SCHOOLS

1. Students currently served by the County school system may remain in their current schools, as arranged through negotiations with the County.
2. Any school facilities currently operated by the County school system may be acquired for the Memphis school system, subject to negotiations between the Memphis and Shelby County Boards of Education.

RECREATION

1. A recreation program adapted to the existing facilities will be extended to the annexed area on January 1, 1998.
2. Additional recreational facilities (at the same standards existing in the City), as the need thereof is determined by the governing body, will be provided in the annexed area through the Capital Improvement Program of the City.

INSPECTION SERVICES

Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on January 1, 1998.

PLANNING AND ZONING

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 1998. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

MISCELLANEOUS

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area on January 1, 1998.

**RESOLUTION
PLAN OF SERVICES**

**BRIDGEWATER-COUNTRYWOOD-LEADS
STUDY AREA NO: 39**

WHEREAS, the Council of the City of Memphis did, on March 21, 1995, adopt a Resolution of Intent to annex an area to the territory to be known as Bridgewater-Countrywood-Leads, Study Area no. 39; and

WHEREAS, the Memphis and Shelby County Office of Planning and Development has approved the proposed annexation as evidenced by its written report filed with the Council and the Comptroller at this time; and

WHEREAS, a map showing the boundaries of the area proposed to be annexed has also been filed with the Council and the Comptroller as part of the record in this case.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee:

SECTION 1. Pursuant to the provisions of Section 6-51-101, et seq., Tennessee Code Annotated, there is hereby adopted the following PLAN OF SERVICES, which shall be the Plan of Services for the proposed annexation area noted above:

POLICE

Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on January 1, 1996.

FIRE SERVICES

Fire Protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided on January 1, 1996.

EMERGENCY MEDICAL SERVICES

Emergency medical services will be provided, including ambulance and paramedic service, on January 1, 1996 by the closest available fire station with an ambulance.

WATER

1. Water for domestic, commercial and industrial use will be provided at City rates from existing lines on January 1, 1996. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities.

2. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be completed by January 1, 1997.

SANITARY AND STORM SEWERS

1. The necessary interceptor and trunk sewers serving urban development within the annexation boundaries are in place to just west of Canada Road. Additional intercepting and trunk sewers will be constructed as warranted by the progress of land development in accordance with existing sewer extension policy.

2. When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies.

3. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs.

SEWER TREATMENT

Wastewater from the existing sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations on January 1, 1996.

REFUSE COLLECTION

Refuse collection service will be provided by the City in the annexed area on January 1, 1996. Curbside pickup, in accordance with City of Memphis standards will be in effect on January 1, 1996.

STREETS

1. Emergency maintenance, (repair of hazardous truck holes, measures necessary for traffic flow, etc.) will begin on January 1, 1996.
2. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.
4. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate study and traffic standards.

STREET LIGHTING

In those areas of the annexed area that are substantially developed with commercial and residential uses on the effective date of the annexation, street light construction will begin within six months of January 1, 1996 and the entire area will be served by July 1, 1999. In all other such areas that are developed subsequent to January 1, 1996, street lights will be installed in accordance with the policies currently in effect throughout the City.

ELECTRICITY

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on January 1, 1996 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

GAS SERVICE

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 1996 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

SCHOOLS

1. Students currently served by the County school system may remain in their current schools, as arranged through negotiations with the County.
2. Any school facilities currently operated by the County school system may be acquired for the Memphis school system, subject to negotiations between the Memphis and Shelby County Boards of Education.

RECREATION

1. A recreation program adapted to the existing facilities will be extended to the annexed area on January 1, 1996.
2. Additional recreational facilities (at the same standards existing in the City), as the need thereof is determined by the governing body, will be provided in the annexed area through the Capital Improvement Program of the City.

INSPECTION SERVICES

Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on January 1, 1996.

PLANNING AND ZONING

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 1996. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

MISCELLANEOUS

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area on January 1, 1996.

I hereby certify that the foregoing is a true copy
and document was adopted, approved by the
Council of the City of Memphis in regular
session on

APR 04 1996

Date


Debra M. Stewart
Deputy Comptroller - Council Records

RESOLUTION
PLAN OF SERVICES

GETWELL WEST
AREA #34

WHEREAS, the Council of the City of Memphis, did on November 17, 1987, adopt a Resolution of Intent to annex an area to the territory to be known as Getwell West, Area #34; and

WHEREAS, the Council did hold a public hearing on December 1, 1987 relative to said proposed annexation; and

WHEREAS, the Memphis and Shelby County Office of Planning and Development has approved the proposed annexation as evidenced by its written report filed with the Council and the Comptroller at this time; and

WHEREAS, a map showing the boundaries of the area proposed to be annexed has also been filed with the Council and the Comptroller as part of the record in this case.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee:

SECTION 1. Pursuant to the provisions of Section 6-51-101, et seq., Tennessee Code Annotated, there is hereby adopted the following PLAN OF SERVICES, which shall be the Plan of Services for the proposed annexation area noted above:

I hereby certify that the foregoing is a true copy
and document was adopted, approved by the
Council of the City of Memphis in regular
session on

Date DEC 01 1987

Carol J. Ben
Deputy Comptroller - Council Records

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21 B

PLAN OF SERVICES
GETWELL WEST
STUDY AREA #34

POLICE

1. Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on June 30, 1988.
2. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate study and traffic standards.

FIRE SERVICE

1. Fire protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided on June 30, 1988.
2. The City fire suppression force currently provides service to the annexation area in that area west of Tchulahoma Road, under an agreement made with the former Whitehaven Utility District following the annexation of the Whitehaven area. This service will continue and be extended to the entire annexation area on June 30, 1988.

EMERGENCY MEDICAL SERVICES

1. Emergency medical services will be provided, including ambulance and paramedic service, on June 30, 1988 in accordance with the current City of Memphis operational standards.

WATER

1. Water for domestic, commercial and industrial use will be provided at City rates from existing lines on June 30, 1988. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Utilities.
2. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be completed by December 31, 1990.

SEWERS

1. The necessary interceptor and trunk sewers serving urban development within the annexation boundaries are complete. Additional intercepting and trunk sewers will be constructed as warranted by the progress of land development.
2. When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies.
3. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs.

SEWAGE TREATMENT

1. Wastewater from the sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with state and federal regulations on June 30, 1988.

REFUSE COLLECTION AND DISPOSAL

1. Refuse collection service will be provided by the City in the annexed area on June 30, 1988. Curbside pickup, in accordance with City of Memphis standards will be in effect on June 30, 1988.
2. City facilities for the disposal of solid wastes will be available for receipt of solid wastes from the annexed area on the same basis as the present City on June 30, 1988.

STREETS

1. Emergency maintenance, (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on June 30, 1988.
2. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the state gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished throughout the Capital Improvement Program of the City and the provisions of the Subdivision Regulations.

STREET LIGHTING

1. In those areas of the annexed area that are substantially developed with commercial and residential uses on the effective date of the annexation, street lights will be installed by approximately June 30, 1991. In all other such areas that are developed subsequent to June 30, 1988, street lights will be installed in accordance with the policies currently in effect throughout the City.

ELECTRICITY

1. The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on June 30, 1988, at the rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

GAS SERVICE

1. The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the current distribution system existing on June 30, 1988, at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with the current policies of the City.

SCHOOLS

1. Students currently served by the County school system will become part of the City school system as arranged through negotiations with the County. The change will take place at the beginning of the 1988-1989 school year.

RECREATION

1. A recreation program adapted to the existing facilities will be extended to the annexed area on June 30, 1988.
2. Additional recreational facilities (at the same standards existing in the City), as the need thereof is determined by the governing body, will be provided in the annexed area through the Capital Improvement Program of the City.

INSPECTION SERVICES

1. Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on June 30, 1988.

PLANNING AND ZONING

1. Planning, Zoning and Subdivision Regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions Numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the Planning, Zoning and Subdivision Regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after June 30, 1988. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

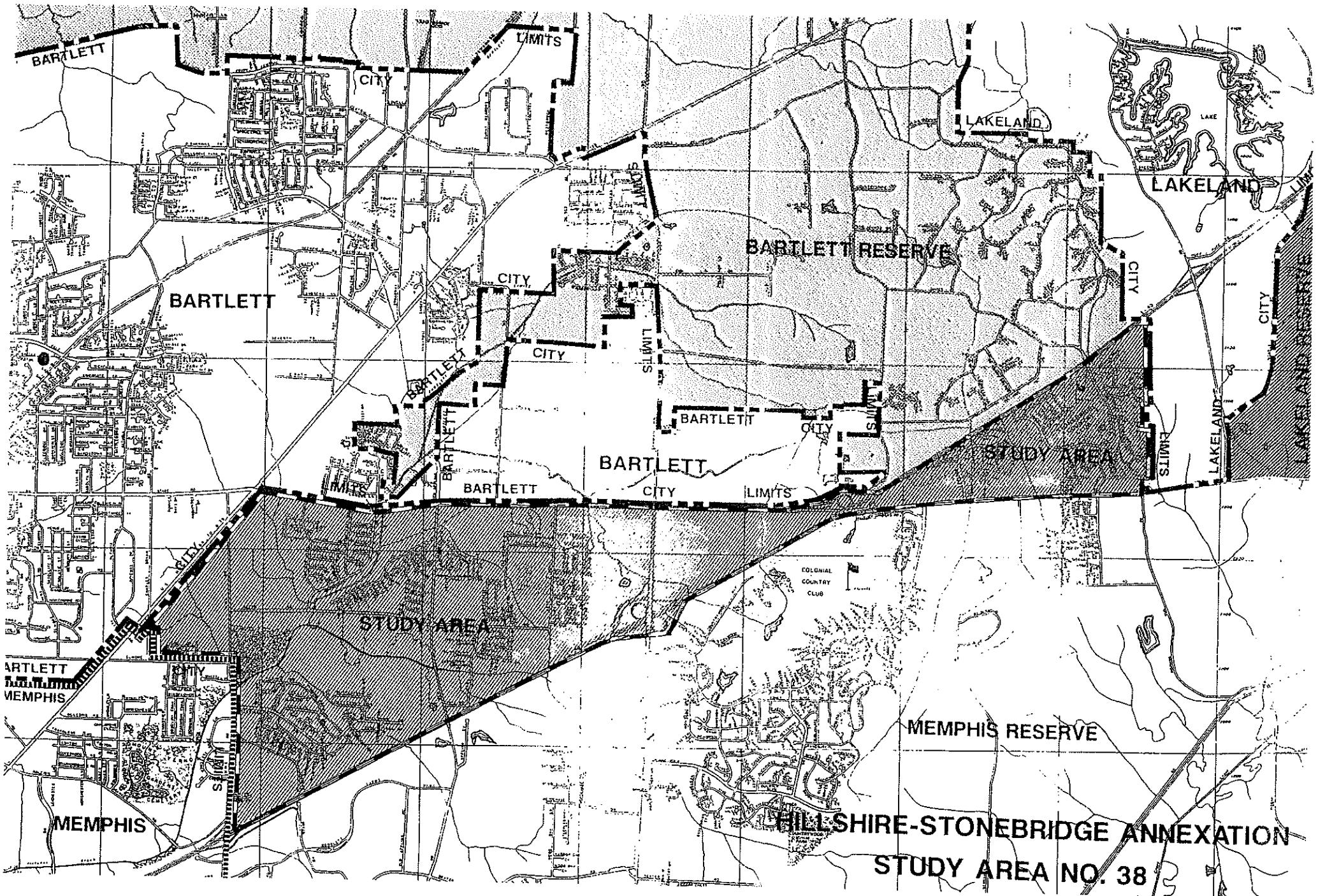
MISCELLANEOUS

All City of Memphis administrative, health, construction codes and similar services and regulations will apply to the area on June 30, 1988.

HILLSHIRE-STONEBRIDGE ANNEXATION AREA

-Plan of Services-

March 23, 1993



PLAN OF SERVICES
HILLSHIRE-STONEBRIDGE ANNEXATION AREA
STUDY AREA 38

POLICE

1. Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on January 1, 1994.
2. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate study and traffic standards.

FIRE SERVICES

Fire Protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided on January 1, 1994.

EMERGENCY MEDICAL SERVICES

Emergency medical services will be provided, including ambulance and paramedic service, on January 1, 1994 by the closest available fire station with an ambulance.

WATER

1. Water for domestic, commercial and industrial use will be provided at City rates from existing lines on January 1, 1994. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities.
2. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be completed by January 1, 1995.

SANITARY AND STORM SEWERS

1. The necessary interceptor and trunk sewers serving urban development within the annexation boundaries are complete. Additional intercepting and trunk sewers will be constructed as warranted by the progress of land development.
2. When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies.
3. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs.

SEWAGE TREATMENT

Wastewater from the sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations on January 1, 1994.

REFUSE COLLECTION AND DISPOSAL

1. Refuse collection service will be provided by the City in the annexed area on January 1, 1994. Curbside pickup, in accordance with City of Memphis standards will be in effect on January 1, 1994.
2. City facilities for the disposal of solid wastes will be available for receipt of solid wastes from the annexed area on the same basis as the present City on January 1, 1994.

STREETS

1. Emergency maintenance, (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on January 1, 1994.
2. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.

STREET LIGHTING

1. In those areas of the annexed area that are substantially developed with commercial and residential uses on the effective date of the annexation, street lights will be installed during calendar year 1994. In all other such areas that are developed subsequent to January 1, 1994, street lights will be installed in accordance with the policies currently in effect throughout the City.

ELECTRICITY

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on January 1, 1994 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

GAS SERVICE

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 1994 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

SCHOOLS

1. Students currently served by the County school system will remain in their current schools, as arranged through negotiations with the County.
2. Any school facilities currently operated by the County school system will be acquired for the Memphis school system, subject to negotiations between the Memphis and Shelby County Boards of Education.

RECREATION

1. A recreation program adapted to the existing facilities will be extended to the annexed area on January 1, 1994.
2. Additional recreational facilities (at the same standards existing in the City), as the need thereof is determined by the governing body, will be provided in the annexed area through the Capital Improvement Program of the City.

INSPECTION SERVICES

Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on January 1, 1994.

PLANNING AND ZONING

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 1994. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

MISCELLANEOUS

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area on January 1, 1994.

**STREETS WITHIN AREA B OF HILLSHIRE-STONEBRIDGE
ANNEXATION AREA
ANNEXED DECEMBER 31, 1997**

(PREPARED JANUARY 14, 1998)

- NOTE: THE ENTIRE STREET IS INCLUDED UNLESS OTHERWISE NOTED -

Appling Center Drive
Appling Way
Appling Road (from 2160 to 2256 and from 2827 to 2891)
Appling Cove
Charles Bryan Road (2000, plus odd numbers from 2001 to 2141)
Educators Lane
Germantown Parkway (from 2660 to 2886)
Giacosa Place (private street)
Horizon Center Boulevard
Kate Bond Road (from 2799 to 2882)
Pate Road (from 2160 to 2380)
U.S. 64 (Stage Rd) (odd numbers from 6899 to 8649)
Whitten Road (even numbers, from 1874 to 2130)
Whitten Bend Cove
Wolf Creek Lane (private street)
Wolf Creek Parkway (private street)

SEGMENTS OF THE FOLLOWING STREETS ARE WITHIN THE ANNEXED AREA
BUT THERE ARE NO ADDRESSES ON THE SEGMENT:

Dromedary Drive
Van der Veer Drive
Van Leer Drive

VI. PLAN OF SERVICES

After annexation, services will be provided by the City of Memphis at an urban level similar to existing areas of the City.

FIRE SERVICES

PLANNED MEMPHIS SERVICES

Fire Protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided beginning thirty (30) days after final approval of this annexation

Emergency medical services will be provided, including ambulance and paramedic service, beginning thirty (30) days after final approval of this annexation by the closest available fire station with an ambulance.

POLICE SERVICES

PLANNED MEMPHIS SERVICES

Patrolling, radio response to calls and other routine police service using present personnel and equipment will be provided beginning thirty (30) days after final approval of this annexation

EDUCATIONAL FACILITIES

Students currently serviced by the County school system may remain in their current schools, as arranged through negotiations with the county.

PARKS AND RECREATION FACILITIES

PLANNED MEMPHIS SERVICES

A recreation program adapted to the needs of the annexed area as determined by the governing body will be available beginning thirty (30) days after final approval of this annexation

SOLID WASTE MANAGEMENT SERVICES

PLANNED MEMPHIS SERVICES

Refuse collection service will be provided by the City in the annexed area beginning thirty (30) days after final approval of this annexation. Curbside pickup, in accordance with City of Memphis standards will be in effect beginning thirty (30) days after final approval of this annexation.

PUBLIC WORKS ACTIVITIES AND SERVICES

1. Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin beginning thirty (30) days after final approval of this annexation.
2. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curves and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivision Regulations.

4. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate engineering studies and in accordance with appropriate traffic engineering standards.
5. Sewage Treatment: Wastewater from the existing sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations beginning thirty (30) days after final approval of this annexation.
6. Sanitary and Storm Sewers:
 - a. Intercepting and trunk sewers will be constructed as warranted by the process of land development in accordance with existing sewer extension policies.
 - b. When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies.
 - c. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the Current City policies regarding emergency repairs

WATER, ELECTRIC AND GAS SERVICES

Memphis Light, Gas and Water provides gas, water and electricity to the entire study area. In those areas of the annexed area that are substantially developed with commercial and residential uses on the effective date of the annexation, street lights construction will begin within six months of December 2, 2005. In all other such areas that are developed subsequent to December 2, 2005, street lights will be installed in accordance with the policies currently in effect throughout the City.

The Memphis light, Gas and Water division will provide electrical service throughout the annexed area utilizing the distribution system existing beginning thirty (30) days after final approval of this annexation at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

Water for domestic, commercial and industrial use will be provided at City rates from existing lines beginning thirty (30) days after final approval of this annexation. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be provided as warranted.

Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing beginning thirty (30) days after final approval of this annexation at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

LAND DEVELOPMENT SERVICES

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after December 2, 2005. The existing

zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

OTHER PUBLIC SERVICES

Animal Control Services

In addition to the previously described urban services, the City of Memphis will provide animal control services to the annexed area. This will include enforcement of the Memphis dog Licensing and leash laws, complaint response, rabies vaccinations for dogs and cats and other animal control activities.

MISCELLANEOUS

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area beginning thirty (30) days after final approval of this annexation

RESOLUTION
PLAN OF SERVICES

SOUTH CORDOVA
ANNEXATION STUDY, AREA NO: 01-49

WHEREAS, by resolution of the Council of the City of Memphis adopted on September 4, 2001, the Comptroller of the City of Memphis was authorized to give notice that a hearing would be held on October 16, 2001, at 3:30 p.m. o'clock, in the Council Chamber of the City Hall, 125 N. Main Street, Memphis, Tennessee, for the purpose of determining the services to be delivered and the timing of said services for the hereinafter described property, which is proposed for annexation by the City of Memphis, and

WHEREAS, such notice is to be published on October 1, 2001, so as to fully comply with the requirements of Tenn. Code Ann. 6-51-102, and

WHEREAS, said public hearing was held at the time and place set out in the said notice, and the matter was presented pursuant to the requirements of Chapter 1101 of the Public Acts of 1998 of the General Assembly of the State of Tennessee, as amended, including the report by the Memphis and Shelby County Land Use Control Board on its findings, as to the provision of said services and the timing thereof, and

WHEREAS, upon due consideration of said presentation and all public comments it appears to the Council of the City of Memphis that the proposed plan of services for the hereinafter described property is reasonable with respect to the scope of services to be provided and the timing of the said services.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee:

SECTION 1. Pursuant to the provisions of Tenn. Code Ann. 6-51-102, there is hereby adopted the following PLAN OF SERVICES FOR THE SOUTHEAST INDUSTRIAL CORRIDOR ANNEXATION, STUDY AREA: 01-49:

FIRE SERVICES

PLANNED MEMPHIS SERVICES

Fire Protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided on January 1, 2002. The Division of Fire Services will use additional equipment and personnel from the existing fire station on Sangs Road. Emergency medical services will be provided, including ambulance and paramedic service, on January 1, 2002 by the closest available fire station with an ambulance.

POLICE SERVICES

PLANNED MEMPHIS SERVICES

Following annexation, the area will be included in the Northeast Precinct's area through the precinct at 6850 Whiten Bend Cove. Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on January 1, 2002. The new area will require twelve additional officers and one additional supervisor. Because the precinct has already been constructed, capital costs will be limited to additional vehicles and equipment. This will represent approximately three officers per thousand residents and is consistent with current staffing levels.

The City of Memphis Police Department will provide many services that will result in a significant improvement over and above the services currently being provided by the County Sheriff's Department. These services are provided as a result of Memphis' position as a large metropolitan law enforcement agency. Due to low demand for these services in small communities and the relatively high cost of provision, these services are traditionally available only through large agencies.

A partial list of these services includes: the aviation squad (an emergency response team for the location and apprehension of criminals or lost/abducted individuals); the integrated criminal apprehension program; computerized communication system; the canine squad; Police Service Technicians and marked traffic units; hostage negotiation team; and the crisis intervention team. The City Police Department offers numerous crime prevention programs such as personal safety, child safety, robbery prevention and a comprehensive neighborhood watch program.

EDUCATIONAL FACILITIES

PLANNED MEMPHIS SERVICES

OPD
#30

Additional students as a result of this annexation will exceed the capacity of Cordova Elementary School. Elementary (K-4) student population estimated for 2002-03 is 285 students for the annexation area and is projected to grow to approximately 400+ students by 2005. After the area is annexed a new elementary school will be needed to serve the children residing within the study. It may not be possible to locate the school within the study area, due to the lack of suitable land, but the school will be within reasonable proximity of the study area. The new school is anticipated to open for the 2003-04 school year. During the interim period before new schools are constructed, the City would make arrangements with Shelby County for students to continue attending their current schools. Students currently served by the County school system may remain in their current schools, as arranged through negotiations with the County.

Any school facilities currently operated by the County school system may be acquired for the Memphis school system, subject to negotiations between the Memphis and Shelby County Boards of Education.

The City School Board also provides such services as specialized programs for the intellectually gifted (CLUE), optional schools (performing arts, medical/engineering, open education, pre-engineering, etc.), the Off music program, specialized programs for the physically challenged, and programs for students who are at risk academically. All of these programs will be available to the students in the Study Area.

PARKS AND RECREATION FACILITIES

PLANNED MEMPHIS SERVICES

A recreation program adapted to the existing facilities will be extended to the annexed area on January 1, 2002. The City of Memphis will acquire and develop 13 acres of parkland within the South Cordova area in Fiscal Year 2002 after annexation. This is based on the standard of 2.5 acres per 1,000 population. The park(s) will offer an array of recreation activities and programs similar to that currently offered to City residents.

SOLID WASTE MANAGEMENT SERVICES

PLANNED MEMPHIS SERVICES

Refuse collection service will be provided by the City in the annexed area on January 1, 2002. Curbside pickup, in accordance with City of Memphis standards will be in effect on January 1, 2002. All single family residences will receive weekly curbside garbage collection using city-provided carts, weekly recycling collection and weekly curbside trash pickup. Commercial uses will continue to be served by a private sanitation service. Other sanitation services provided by Memphis include regularly scheduled street sweeping, weed-cutting on public rights-of-way and vacant lots, clean-up of illegal dumping, and collection of roadside litter.

SANITARY SEWER SERVICE

Additional sewer laterals will be extended in the study area as development occurs. Intercepting and trunk sewers will be constructed as warranted by the progress of land development in accordance with existing sewer extension policy.

When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies. Wastewater from the existing sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations on January 1, 2002.

PUBLIC WORKS ACTIVITIES AND SERVICES

Within 5 years after annexation, Memphis anticipates overlay of new surfaces on existing streets and paving the final 1 ½" on new subdivision streets. \$450,000 has been budgeted for this capital expense. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate engineering studies and in accordance with appropriate traffic engineering standards.

Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin on January 1, 2002. Memphis will assume all responsibility January 1, 2002 for maintenance of the public streets and storm water drainage within the study area. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs. Memphis will also erect traffic signs

and signals as conditions warrant them. The City will complete installation of 412 new streetlights prior to Fiscal Year 2003.

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.

WATER, ELECTRIC AND GAS SERVICES

Memphis Light, Gas and Water provides gas, water and electricity to the entire study area. Once the annexation is effective, MLG&W will maintain streetlights on all streets within the study area.

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on January 1, 2002 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

Water for domestic, commercial and industrial use will be provided at City rates from existing lines on January 1, 2002. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be provided as warranted.

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 2002 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

LAND DEVELOPMENT SERVICES

The Office of Planning and Development conducts the comprehensive planning and zoning administration for both Memphis and Shelby County. The Office of Planning and Development will continue to perform the same functions for the Study Area following annexation as it did before. Similarly, the Land Use Control Board and the Board of Adjustment, which serve both the City and the County governments, will continue to perform the same functions following annexation.

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 2002. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

At present, zoning changes, planned unit developments and sewerer subdivisions proposed in the Study Area require approval from both the City of Memphis and Shelby County legislative bodies. Following annexation, approval from only the Memphis City Council will be required. The joint zoning regulations now in effect will continue within the annexed area.

Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on January 1, 2002.

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area on January 1, 2002.

OTHER PUBLIC SERVICES

Animal Control Services

In addition to the previously described urban services, the City of Memphis will provide animal control services to the annexed area. This will include enforcement of Memphis dog licensing and leash laws, complaint response, rabies vaccinations for dogs and cats and other animal control activities.

Emergency Management Services

The Emergency Management Agency will install two new pole mounted outdoor warning sirens.

SECTION 2. Legal Description:

AREA I: EAST OF GERMANTOWN PARKWAY - SOUTH OF WALNUT BEND ROAD - WEST OF GERMAN CREEK ROAD

Beginning at a point in the southeasterly right-of-way line of Walnut Bend Road, said point being located on the northwest corner of the Walnut Bend Office Center Subdivision PB 95, PG 29); thence northeasterly with the southeasterly right-of-way line of Walnut Bend Road to a point on the northeast corner of the Walnut Bend Office Center Subdivision; thence southeasterly with the easterly boundary line of the Walnut Bend Office Center Subdivision to a point on the southeast corner of said subdivision; thence southwesterly with the southerly boundary line of the Walnut Bend Office Center Subdivision to a point on the southwest corner of said subdivision; thence northwesterly with the westerly boundary line of the Walnut Bend Office Center Subdivision to a point on the northwest corner of said subdivision, said point being the point of beginning.

AREA II: EAST OF GERMANTOWN PARKWAY - SOUTH OF WALNUT BEND ROAD - WEST OF VIKING DRIVE

Beginning at a point, said point being the intersection of a southward projection of the northerly property line of the James W. Gower 7.23 acre parcel (D2-20-292) with the westerly right-of-way line of German Creek Drive; thence northeasterly with said southward projection and the northerly property line of the Gower 7.23 acre parcel to a point on the westerly boundary line of the Planters Grove Subdivision, Section "T-4" (PB 73, PG 55); thence southeasterly with the westerly boundary line of the said Planters Grove Subdivision, Section "T-4" to a point on the southwest corner of said subdivision; thence northeasterly with the southerly boundary line of the Planters Grove Subdivision, Section "T-4" to its intersection with a northward projection of the easterly boundary line of the Walnut Grove Lake Subdivision, Section "H-1" (PB 106, PG 51); thence southwardly and southeasterly with said northward projection and the easterly boundary line of the Walnut Grove Lake Subdivision, Section "H-1" to a point on the southeast corner of said subdivision; thence southwesterly with the southerly boundary line of the Walnut Grove Lake Subdivision, Section "H-1" to a point on the southwest corner of said subdivision; thence northwesterly with the westerly boundary line of the Walnut Grove Lake Subdivision, Section "H-1" to a point on the southeasterly boundary line of the Walnut Bend Subdivision, Section "A" (PB 113, PG 52); thence southwesterly with the southeasterly boundary lines of the Walnut Bend Subdivision, Section "A", Section "B" (PB 113, PG 54) and Section "C" (PB 119, PG 84) to a point on the most southerly southwest corner of Section "C" of said subdivision; thence northwesterly with the southwesterly boundary line of the Walnut Bend Subdivision, Section "C" to a point on the southeast corner of Lot No. 48 (D2-20SA-19) of said subdivision; thence westwardly and northwesterly with the southerly property lines of Lot No. 48 and Lot No. 47 (D2-20SA-18) of the Walnut Bend Subdivision; thence northwesterly and northwardly with the westerly property lines of Lot No. 46 and Lot No. 45 (D2-20SA-16) of the Walnut Bend Subdivision, Section "C" to a point on the northwest corner of said Lot No. 45, said point also being located on the northerly boundary line of the Walnut Bend Subdivision, Section "C"; thence northeasterly with the southerly boundary lines of the Walnut Bend Subdivision, Section "C" and Section "B" to a point on the southwesterly right-of-way line of German Creek Drive; thence northwesterly with the southwesterly right-of-way line of German Creek Drive to its intersection with a southward projection of the northerly property line of the James W. Gower 7.23 acre parcel, said point of intersection being the point of beginning.

AREA III: EAST OF MEMPHIS CITY LIMITS - SOUTH OF WALNUT GROVE ROAD - NORTH OF WOLF RIVER DRAINAGE CANAL

Beginning at a point in the existing Memphis City Limits, said point being the intersection of the mid-stream of the Wolf River Drainage Canal with a southward projection of the easterly property line of the Walnut Grove LTD 373.88 acre parcel (91-112-05); thence northwardly, eastwardly, northwardly and generally eastwardly northwardly with the existing Memphis City Limits and its meanderings to a point on the southerly right-of-way line of Walnut Grove Road; thence eastwardly with the southerly right-of-way line of Walnut Grove Road to a point on the northwest corner of the Walnut Grove Baptist Church 2.86 acre parcel (91-91-01); thence southwardly, eastwardly and northwardly with the westerly, southerly and easterly property lines of the Walnut Grove Baptist Church 2.86 acre parcel and the existing Memphis City Limits to a point on the southerly right-of-way line of Walnut Grove Road; thence eastwardly with the southerly right-of-way line of Walnut Grove Road and the existing Memphis City Limits to a point on the

westerly right-of-way line of Bazeberry Road; thence southwardly with the westerly right-of-way line of Bazeberry Road and the existing Memphis City Limits to a point where said roadway turns southwardly; thence continuing in a generally southwardly direction, crossing Bazeberry Road, with the existing Memphis City Limits and its meanderings to a point on the easterly right-of-way line of Forest-Hill Irene Road; thence southwardly with the easterly right-of-way line of Forest-Hill Irene Road and the existing Memphis City Limits to a point on the southerly terminus of said roadway, said point also being located on the southerly boundary line of the Grove of Riveredge Subdivision, Phase 3 (PB-125, PG-65); thence westerly with the southerly boundary line of the Grove of Riveredge Subdivision, Phase 3 and the existing Memphis City Limits to a point on the easterly right-of-way line of Bazemore Road; thence southwardly with the easterly right-of-way line of Bazemore Road and the existing Memphis City Limits to a point where said City Limits turns eastwardly, said point also being located on the southerly property line of the Bnai Brith Home and Hospital for the Aged, Inc. 39.56 acre parcel (91-90-09); thence continuing southwardly with the easterly right-of-way line of Bazemore Road to a point on the northerly boundary line of the Riveredge Estates Subdivision (PB-91, PG-42); thence eastwardly with the northerly boundary line of the Riveredge Estates Subdivision to a point on the northeast corner of said subdivision; thence southwardly with the easterly boundary line of the Riveredge Estates Subdivision to a point on the southeast corner of said subdivision; thence southwardly with the southeasterly boundary line of the Riveredge Estates Subdivision and a southwestward projection of said southeasterly boundary line, crossing the David and Connie Twiford 26.83 acre parcel (D2-21PA-35) to a point on the southeast corner of Lot No. 23 of said subdivision; thence continuing southwardly with the southerly property line of Lot No. 23 of the Riveredge Estates Subdivision to a point on the most easterly corner of Lot No. 15 of the Bluffs of Riveredge Subdivision, Phase 1 (PB-129, PG-44); thence southwardly with the southeasterly boundary line of the Bluffs of Riveredge Subdivision, Phase 1 to a point on the northeast corner of Lot No. 50 of the Bluffs of Riveredge Subdivision, Phase 3 (PB-146, PG-86); thence southwardly with the easterly boundary line of the Bluffs of Riveredge Subdivision, Phase 3 to a point on the most easterly corner of Lot No. 51 of said subdivision; thence due south along a imaginary line to a point on the northerly property line of the Clark & Clark 15.05 acre parcel (D2-21-50); thence eastwardly and southeasterly with the northerly property line of the Clark & Clark 15.05 acre parcel to a point on the northeast corner of said parcel; thence southwardly and southeasterly with the easterly property line of the Clark & Clark 15.05 acre parcel and a southeastward projection of said easterly line to its intersection with the mid-stream of the Wolf River Drainage Canal; thence in a generally westwardly direction following the mid-stream of the Wolf River Drainage Canal and its meanderings to its intersection with a southward projection of the easterly property line of the Walnut Grove LTD 373.88 acre parcel, said point of intersection being located on the existing Memphis City Limits and also being the point of beginning.

I hereby certify that the foregoing is a true copy
and document was adopted, approved by the
Council of the City of Memphis in regular
session on

Date OCT 16 2001


Deputy Comptroller - Council Records

RESOLUTION
PLAN OF SERVICES

SOUTHEAST INDUSTRIAL CORRIDOR
ANNEXATION STUDY, AREA NO.: 01-50

WHEREAS, by resolution of the Council of the City of Memphis adopted on July 25, 2001, the Comptroller of the City of Memphis was authorized to give notice that a hearing would be held on August 21, 2001, at 3:30 p.m. o'clock, in the Council Chamber of the City Hall, 125 N. Main Street, Memphis, Tennessee, for the purpose of determining the services to be delivered and the timing of said services for the hereinafter described property, which is proposed for annexation by the City of Memphis, and

WHEREAS, such notice was published on August 6, 2001, so as to fully comply with the requirements of Tenn. Code Ann. 6-51-102, and

WHEREAS, said public hearing was held at the time and place set out in the said notice, and the matter was presented pursuant to the requirements of Chapter 1101 of the Public Acts of 1998 of the General Assembly of the State of Tennessee, as amended, including the report by the Memphis and Shelby County Land Use Control Board on its findings of July 12, 2001, as to the provision of said services and the timing thereof, and

WHEREAS, upon due consideration of said presentation and all public comments it appears to the Council of the City of Memphis that the proposed plan of services for the hereinafter described property is reasonable with respect to the scope of services to be provided and the timing of the said services.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee:

SECTION 1. Pursuant to the provisions of Tenn. Code Ann. 6-51-102, there is hereby adopted the following PLAN OF SERVICES FOR THE SOUTHEAST INDUSTRIAL CORRIDOR ANNEXATION, STUDY AREA: 01-50:

FIRE SERVICES

PLANNED MEMPHIS SERVICES

Immediately upon annexation on January 1, 2002, fire protections service will be provided from a temporary City of Memphis fire station location. Extension of the City's higher standard of protection to the entire study area will require the construction of one City fire station within two years. This station will include emergency vehicles, rescue equipment and personnel including 38 firefighters and one fire prevention inspector.

POLICE SERVICES

PLANNED MEMPHIS SERVICES

Immediately upon annexation on January 1, 2002, patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided.

The size of the area will require at least one additional ward to be created. This annexation will be serviced from the East Precinct. The new ward will require that twelve (12) additional officers and one additional supervisor be budgeted. This will create a need for a total of thirteen officers (13).

EDUCATIONAL FACILITIES

PLANNED MEMPHIS SERVICES

Since the area contains only 77 residential units, this annexation will have minimal impact on services provided by the Memphis City Schools. No new facilities will be needed to provide educational services for the students in this area.

PARKS AND RECREATION FACILITIES

PLANNED MEMPHIS SERVICES

Due to the industrial nature and minimal residential development of this area, there are no proposed park improvements. Residents will have access to existing City of Memphis recreational facilities.

OPD
#209

SOLID WASTE MANAGEMENT SERVICES

PLANNED MEMPHIS SERVICES

Refuse collection service will be provided by the City in the annexed area on January 1, 2002. Curbside pickup, in accordance with City of Memphis standards will be in effect on January 1, 2002.

Annexation of the study area will result in regularly scheduled curbside pickup service as is provided throughout Memphis by the Public Works Division. All single family residences will receive weekly curbside garbage collection, weekly recycling collection and weekly curbside trash pickup. Commercial and industrial uses will continue to be served by a private sanitation service. Other sanitation services provided by Memphis include regularly scheduled street sweeping, weed-cutting on public rights-of-way and vacant lots, clean-up of illegal dumping, and collection of roadside litter.

SANITARY SEWER SERVICE

Wastewater from the existing sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations on January 1, 2002.

Additional sanitary sewers will be constructed on an as needed basis in accordance with existing sewer extension policy.

When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies.

Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs.

PUBLIC WORKS ACTIVITIES AND SERVICES

NEW STREET CONSTRUCTION

Within 4 ½ years after annexation, Memphis anticipates constructing several road projects in the study area. Getwell Road, from the current city limit to the state line will be widened with curb, gutter, sidewalks and underground drainage. Holmes Road, from Getwell Road to Lamar Avenue, will be widened with curb, gutter, sidewalks and underground drainage.

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.

MAINTENANCE

Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin on January 1, 2002.

Memphis will assume all responsibility for maintaining the public streets and storm water drainage within the study area following annexation. Memphis will also erect traffic signs and signals as conditions warrant them. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received.

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate engineering studies and in accordance with appropriate traffic engineering standards.

STREET LIGHTS

Street lights will be installed and maintained on all public streets by Memphis Light, Gas and Water within the first 4 ½ years after annexation.

In those areas of the annexed area that are substantially developed with industrial uses on the effective date of the annexation, street light construction will begin within six months of January 1, 2002 and the entire area will be served by July 1, 2004. In all other such areas that are developed subsequent to January 1,

2002, street lights will be installed in accordance with the policies currently in effect throughout the City. Once the annexation is effective, M.G.&W. will maintain street lights on all streets within the study area.

WATER, ELECTRIC AND GAS SERVICES

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on January 1, 2002 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

Water for domestic, commercial and industrial use will be provided at City rates from existing lines on January 1, 2002. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities.

Water for fire protection is generally available throughout the area to be annexed. The installation of 7,600 feet of 12" water main and 24 fire hydrants to meet the standards applicable in the City will be completed by July 1, 2003.

Memphis Light, Gas and Water provides gas, water and electricity to the entire study area.

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 2002 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

LAND DEVELOPMENT SERVICES

The Office of Planning and Development conducts the comprehensive planning and zoning administration for both Memphis and Shelby County. The Office of Planning and Development will continue to perform the same functions for the Study Area following annexation as it did before. Similarly, the Land Use Control Board and the Board of Adjustment, which serve both the City and the County governments, will continue to perform the same functions following annexation.

At present, zoning changes, planned unit developments and sewer subdivisions proposed in the Study Area require approval from both the City of Memphis and Shelby County legislative bodies. Following annexation, approval from only the Memphis City Council will be required. The joint zoning regulations now in effect will continue within the annexed area.

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2324, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 2002. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on January 1, 2002.

OTHER PUBLIC SERVICES

Animal Control Services

Beginning on January 1, 2002, the City of Memphis will provide animal control services to the annexed area. This will include enforcement of Memphis dog licensing and leash laws, complaint response, rabies vaccinations for dogs and cats and other animal control activities.

General Services

Beginning on January 1, 2002, the City of Memphis will maintain public grounds. This includes mowing ROW's sweeping streets, enforcing weed ordinances and spraying with herbicides where needed.

Emergency Management Services

Within 2 years after annexation, the Emergency Management Agency will install three new pole mounted outdoor warning sirens.

All City of Memphis administrative, health, construction codes, and similar services and regulations will

apply to the area on January 1, 2002.

SECTION 2. Legal Description:

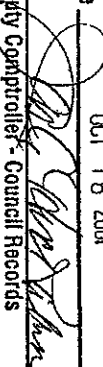
Beginning at a point in the existing Memphis City Limits, said point being the located at the southeast corner of the Whitehaven Shelby Subdivision, Section "B" (PB-51, PG-67); thence northwardly with the existing Memphis City Limits and the easterly boundary line of the Whitehaven Shelby Subdivision, Section "B" to a point on the southerly property line of the Gad Vick 3, Lee Vick 3 and Henry Vick 3 39.668 acre parcel (73-111-170); thence eastwardly with the existing Memphis City Limits and the southerly property lines of the said Vick 3 39.668 acre parcel and the Julia C. Love 1.0 acre parcel (73-111-34) to a point on the westerly right-of-way line of Getwell Road; thence southwardly with the existing Memphis City Limits and the westerly right-of-way line of Getwell Road to a point on the northwesterly right-of-way line of the Texas Gas Transmission Line Easement (150 foot right-of-way); thence northeastwardly with the existing Memphis City Limits and the northeasterly right-of-way line of the Texas Gas Transmission Line Easement to a point on the southerly right-of-way line of Shelby Drive; thence point on the southwestly right-of-way line of the Frisco Railroad; thence southeastwardly with the existing Memphis City Limits and the southwestly right-of-way line of the Frisco Railroad to its intersection with a westward projection of the southerly property line of the Baxter Healthcare Corporation 49.39 acre parcel (93-600-224); thence eastwardly with said westward projection and with the existing Memphis City Limits and the southerly property line of the Baxter Healthcare Corporation 49.39 acre parcel (93-600-225); thence southwardly with the existing Memphis City Limits and the westerly property line of the City of Memphis and Shelby County 50.33 acre parcel to a point on the southwest corner of said 50.33 acre parcel; thence eastwardly with the existing Memphis City Limits and the westerly property line of the City of Memphis and Shelby County 50.33 acre parcel to a point on the western most easterly property line of said 50.33 acre parcel, said point also being on the westerly right-of-way line of Bledsoe Road; thence northwardly with the existing Memphis City Limits, the most western easterly property line of the City of Memphis and Shelby County 50.33 acre parcel and the westerly right-of-way line of Bledsoe Road to the northern terminus of Bledsoe Road; thence eastwardly with the existing Memphis City Limits, the northern terminus of Bledsoe Road; thence eastwardly with the existing Memphis City Limits and Wardlaw 4.8 acre parcel (93-600-367) to a point on the westerly right-of-way line of Hickory Hill Road; thence continuing eastwardly with the Memphis City Limits across Hickory Hill Road to a point on the Partners IV LTD 4.05 acre parcel (93-600-403); thence eastwardly with the southwest corner of the Bunch Partners IV LTD 4.05 acre parcel (93-600-403) and the Southridge Industrial LP 35.85 acre parcel; thence southerly property lines of the Bunch Partners IV LTD 4.05 acre parcel, the AAA Cooper Transportation 20.61 acre parcel (93-600-405) and the Southridge Industrial LP 35.85 acre parcel (93-600-404) to a point on the westerly property line of the Belz Investco LP 4.07 acre parcel (D02-55-533); thence northwardly with the existing Memphis City Limits and the westerly property line of the Belz Investco 4.07 acre parcel to a point on the northwest corner of said parcel, said point also being located on the northern most southerly property line of the aforesaid Southridge Industrial LP 35.85 acre parcel; thence eastwardly with the existing Memphis City Limits and the southerly property lines of the Southridge Industrial LP 35.85 acre parcel; the Belz Investco LP (PSO) 9.17 acre parcel (93-700-473), the Belz Investco LP (PSO) 9.73 acre parcel and a eastward projection of said southerly property line across Southridge Boulevard and continuing eastwardly to a point on the easterly right-of-way line of Crumpler Road; thence southwardly with the existing Memphis City Limits and the easterly right-of-way line of Crumpler Road to a point where said Manor Subdivision, Section "D"; thence continuing southwardly with the northerly boundary line of the Greenbrier Crumpler Road to its intersection with a eastward projection of the northerly boundary line of the Ragan Farms Subdivision, Section "A" (PB-145, PG-10); thence westwardly with said eastward projection and 35) to a point on the northwest corner of said Section "B"; thence in a generally southwardly direction following the westerly boundary line of Ragan Farms Subdivision Section "B" to a point on the southwest corner of said Section "B"; thence in a generally eastwardly direction following the southerly boundaries of the Ragan Farms Subdivision Section "B" and Section "A" and a eastward projection of said boundary line to a point on the easterly right-of-way line of Crumpler Road; thence southwardly with the easterly right-of-way line of the Tennessee - Mississippi State Line; thence westwardly with the Tennessee - Mississippi State Line to a point on the easterly right-of-way line of Tehulahoma Road; thence northwardly with the easterly right-of-way line of Tehulahoma Road to a point thence eastwardly with the Easthaven Subdivision, 1st Addition, Revised (PB-59, PG-18); a point on the southeast corner of said subdivision; thence northwardly with the easterly boundary line of the Easthaven Subdivision, 1st Addition, Revised to a point on the northeast corner of said subdivision; thence westwardly with the northerly boundary line of the Easthaven Subdivision, 1st Addition, Revised to

a point on the southeast corner of the Whitehaven Shelby Subdivision, Section "B", said point being the point of beginning.

SECTION 3. BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, That this ordinance shall take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor by the Comptroller and became effective as otherwise provided by law.

I hereby certify that the foregoing is a true copy
and document was adopted, approved by the
Council of the City of Memphis in regular
session on

Date OCT 16 2001


Deputy Comptroller - Council Records

RESOLUTION
PLAN OF SERVICES
SOUTHWIND WINDYKE ANNEXATION AREA
STUDY AREA NO. 42

WHEREAS, the Council of the City of Memphis did, on July 1, 1997, adopt a Resolution of Intent to annex an area to the territory to be known as Southwind-Windyke, Study Area no. 42; and

WHEREAS, the Memphis and Shelby County Office of Planning and Development has approved the proposed annexation as evidenced by its written report filed with the Council and the Comptroller at this time; and

WHEREAS, a map showing the boundaries of the area proposed to be annexed has also been filed with the Council and the Comptroller as part of the record in this case.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee:

SECTION 1. Pursuant to the provisions of Section 6-51-101, et seq., Tennessee Code Annotated, there is hereby adopted the following PLAN OF SERVICES, which shall be the Plan of Services for the proposed annexation area noted above:

POLICE

Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on January 1, 1998.

FIRE SERVICES

Fire Protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided on January 1, 1998.

EMERGENCY MEDICAL SERVICES

Emergency medical services will be provided, including ambulance and paramedic service, on January 1, 1998 by the closest available fire station with an ambulance.

WATER

1. Water for domestic, commercial and industrial use will be provided at City rates from existing lines on January 1, 1998. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities.

2. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be completed by January 1, 1999.

SANITARY AND STORM SEWERS

1. Intercepting and trunk sewers will be constructed as warranted by the progress of land development in accordance with existing sewer extension policy.

2. When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies.

3. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs.

SEWAGE TREATMENT

Wastewater from the existing sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations on January 1, 1998.

REFUSE COLLECTION

Refuse collection service will be provided by the City in the annexed area on January 1, 1998. Curbside pickup, in accordance with City of Memphis standards will be in effect on January 1, 1998.

STREETS

1. Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin on January 1, 1998.
2. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.

4. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate engineering studies and in accordance with appropriate traffic engineering standards.

STREET LIGHTING

In those areas of the annexed area that are substantially developed with commercial and residential uses on the effective date of the annexation, street light construction will begin within six months of January 1, 1998 and the entire area will be served by July 1, 2000. In all other such areas that are developed subsequent to January 1, 1998, street lights will be installed in accordance with the policies currently in effect throughout the City.

ELECTRICITY

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on January 1, 1998 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

GAS SERVICE

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 1998 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

SCHOOLS

1. Students currently served by the County school system may remain in their current schools, as arranged through negotiations with the County.
2. Any school facilities currently operated by the County school system may be acquired for the Memphis school system, subject to negotiations between the Memphis and Shelby County Boards of Education.

RECREATION

1. A recreation program adapted to the existing facilities will be extended to the annexed area on January 1, 1998.
2. Additional recreational facilities (at the same standards existing in the City), as the need thereof is determined by the governing body, will be provided in the annexed area through the Capital Improvement Program of the City.

INSPECTION SERVICES

Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on January 1, 1998.

PLANNING AND ZONING

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 1998. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

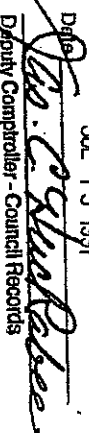
MISCELLANEOUS

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area on January 1, 1998.

I hereby certify that the foregoing is a true copy and document was adopted, approved by the Council of the City of Memphis in regular session on

May 15 1997

Date


Deputy Comptroller - Council Records

	SCHOOL	ADDRESS	PARCEL ID	BLDG. SF.	YEAR BUILT	NOTES:
HICKORY HILL						
	Crump Elementary	4405 Crump Rd, 38141	093400 00119		1978	
	Winridge Elementary	3500 Ridgeway, 38115	093500 00258	84,214	2001	Owned by the City, used by SCS
	Hickory Ridge Elementary	3890 Hickory Hill, 38115	093400 00566	83,060	2001	Owned by the City, used by SCS
	Hickory Ridge Middle	3920 Hickory Hill, 38115	093500 00568	139,685	2001	Owned by the City, used by SCS
	Kirby High	4080 Kirby Parkway, 38115	093500 00209	206224	1980	
	Kirby Middle	6670 E. Raines Rd., 38115	093500 00274	85050	1987	
	Germanshire Elementary	3965 S. Germantown, 38133	093500 00547	89228	2001	Owned by the City, used by SCS
	Ross Elementary	4890 Ross Rd. 38141	093700 00159	126662	1976	
	Belle Forest Elementary	3135 Ridgeway Rd, 38115	093200 00290		2013	
HILLSHIRE						
	Kate Bond Elementary	2727 Kate Bond Rd. 38133	095200 00066	107748	1993	
	Kate Bond Middle	2737 Kate Bond Road 38133	095200 00065	165,749	2011	
BERRYHILL						
	Cordova High	1800 Berryhill Rd., 38018	096600 00215	278000	1997	
	Riverwood Elementary	1330 Stern Lane 38016	096900 00054	107565	2010	
COUNTRYWOOD - EADS						
	Chimneyrock Elementary	8601 Chimneyrock, 38016	096500 00154	90611	1990	new addition underway

Street Data

Annexed Area	Total Lane Miles	State Lane Miles	# ROW Length (miles)
Southwind-Windyke/A-3	0.46	0.00	0.32
Southwind-Windyke/A-2	8.47	0.00	5.80
Southwind-Windyke/A-1	5.92	0.00	5.74
SE Industrial Corridor	84.54	14.20	62.93
Raleigh North	8.68	4.76	6.08
Hillshire-Residential	95.63	0.00	75.72
Hickory Hill	557.41	28.12	360.92
Getwell West	25.52	0.00	25.97
FedEx	3.21	0.00	1.50
Countrywood-Eads	302.44	25.56	229.13
Cosco South	1.64	0.00	0.34
Cordova South Area 49(1)	3.55	0.00	3.14
Cordova South Area 49(2)	0.56	0.00	0.38
Cordova South Area 49(3)	50.01	0.00	41.33
Cosco North	0.49	0.00	0.20
Berryhill #43	67.31	0.00	150.24
Totals	1,215.84	72.64	969.74

ROW was calculated by doubling the Center Line Length

DRAIN DATA

<u>Annexed Area</u>	<i>**Distance in Miles</i>										Unkr
	60" +	54"	48"	42"	36"	30"	24"	21"	18"	15"	
Southwind-Windyke/A-3	0.03	0	0.15	0.02	0.11	0.09	0.31	0.12	0.13	0.28	
Southwind-Windyke/A-2	0	0.03	0	0.05	0	0.03	0.19	0.03	0.2	0.05	
Southwind-Windyke/A-1	0	0	0.17	0.24	0.19	0.16	0.37	0.04	0.53	0.31	
SE Industrial Corridor	2	1.18	1.62	1.63	2.12	1.77	2.56	0.64	3.15	2.34	
Raleigh North	0	0	0	0	0	0	0	0.01	0.07	0.16	
Hillshire-Residential	0.54	0.27	0.22	0.76	1.58	1.39	1.99	1.6	2.8	4.73	
Hickory Hill	3.65	2.28	3.12	4.26	5.9	7.1	8.72	5	13.73	16	
Getwell West	0.08	0	0	0.08	0.04	0.06	0.03	0.1	0.07	0.07	
FedEx	0	0	0.04	0.04	0.05	0.16	0.64	0	0.8	0.25	
Countrywood-Eads	0.89	0.97	1.86	2.62	4.29	4.01	7.57	2.8	10.64	14.88	
Cosco South	0	0	0	0	0	0	0	0	0	0	
Cordova South Area 49(1)	0	0.02	0	0	0.09	0	0.05	0.09	0.2	0.2	
Cordova South Area 49(2)	0	0	0	0	0	0	0.03	0	0.04	0	
Cordova South Area 49(3)	0.83	0.11	0.22	0.62	0.84	0.92	1.85	1.18	3.88	4.38	
Cosco North	0	0	0	0	0	0	0	0	0	0	
Berryhill #43	0.3	0.63	0.82	0.78	1.22	1.65	2.75	1.32	4.19	8.21	
TOTAL MILES	8.32	5.49	8.24	11.10	16.43	17.33	27.06	12.92	40.42	51.88	

** Includes all Pipes, Culverts, Crossovers, Concrete Channels, and Roadside Ditches

<u>Annexed Area</u>	** Distance in Feet										Unk
	60" +	54"	48"	42"	36"	30"	24"	21"	18"	15"	
Southwind-Windyke/A-3	170.00	0.00	794.20	110.00	575.00	453.65	1,629.00	611.00	679.00	1,464.00	
Southwind-Windyke/A-2	0.00	170.00	0.00	240.00	0.00	145.00	993.00	162.00	1,058.00	266.00	
Southwind-Windyke/A-1	0.00	0.00	916.00	1,286.00	1,022.80	857.00	1,951.50	188.00	2,774.80	1,653.80	
SE Industrial Corridor	10,571.67	6,232.35	8,575.02	8,587.13	11,204.85	9,322.49	13,525.75	3,366.00	16,627.29	12,378.56	
Raleigh North	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	362.00	822.00	
Hillshire-Residential	2,863.61	1,405.50	1,178.00	4,009.30	8,324.09	7,320.52	10,528.12	8,471.08	14,765.41	24,969.30	
Hickory Hill	19,295.82	12,044.61	16,459.50	22,498.05	31,158.86	37,469.26	46,040.47	26,397.84	72,478.68	84,485.09	3
Getwell West	425.00	0.00	0.00	414.00	195.00	342.00	176.00	520.00	356.00	395.00	
FedEx	0.00	0.00	217.00	232.00	263.00	858.65	3,394.00	0.00	4,224.00	1,341.00	
Countrywood-Eads	4,675.18	5,133.57	9,837.10	13,826.86	22,653.87	21,161.59	39,955.94	14,762.77	56,179.22	78,578.16	
Cosco South	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Cordova South Area 49(1)	0.00	80.00	0.00	0.00	469.00	0.00	263.00	491.00	1,081.00	1,053.00	1
Cordova South Area 49(2)	0.00	0.00	0.00	0.00	0.00	0.00	132.00	0.00	219.00	0.00	
Cordova South Area 49(3)	4,357.13	581.00	1,181.50	3,271.35	4,436.00	4,856.00	9,777.20	6,208.00	20,476.28	23,143.01	
Cosco North	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Berryhill #43	1,586.28	3,335.00	4,352.00	4,110.57	6,427.00	8,723.00	14,516.21	6,968.27	22,145.83	43,371.01	
TOTAL FEET	43,944.70	28,982.03	43,510.32	58,585.25	86,729.48	91,509.16	142,882.19	68,215.96	213,426.51	273,919.93	7

** Includes all Pipes, Culverts, Crossovers, Concrete Channels, and Roadside Ditches